

# Executive Summary Report

Appraisal Date 1/1/2005 - 2005 Assessment Roll

**Area Name / Number:** E Lake Forest Park/W Kenmore / 4

**Previous Physical Inspection:** 2000

## Sales - Improved Summary:

Number of Sales: 516

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2004 Value</b>	\$118,500	\$179,600	\$298,100	\$334,000	89.3%	11.99%
<b>2005 Value</b>	\$144,300	\$186,500	\$330,800	\$334,000	99.0%	9.63%
<b>Change</b>	+\$25,800	+\$6,900	+\$32,700		+9.7%	-2.36%
<b>% Change</b>	+21.8%	+3.8%	+11.0%		+10.9%	-19.68%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -2.36% and -19.68% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

## Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2004 Value</b>	\$122,400	\$182,700	\$305,100
<b>2005 Value</b>	\$147,500	\$183,300	\$330,800
<b>Percent Change</b>	+20.5%	+0.3%	+8.4%

Number of improved Parcels in the Population: 4849

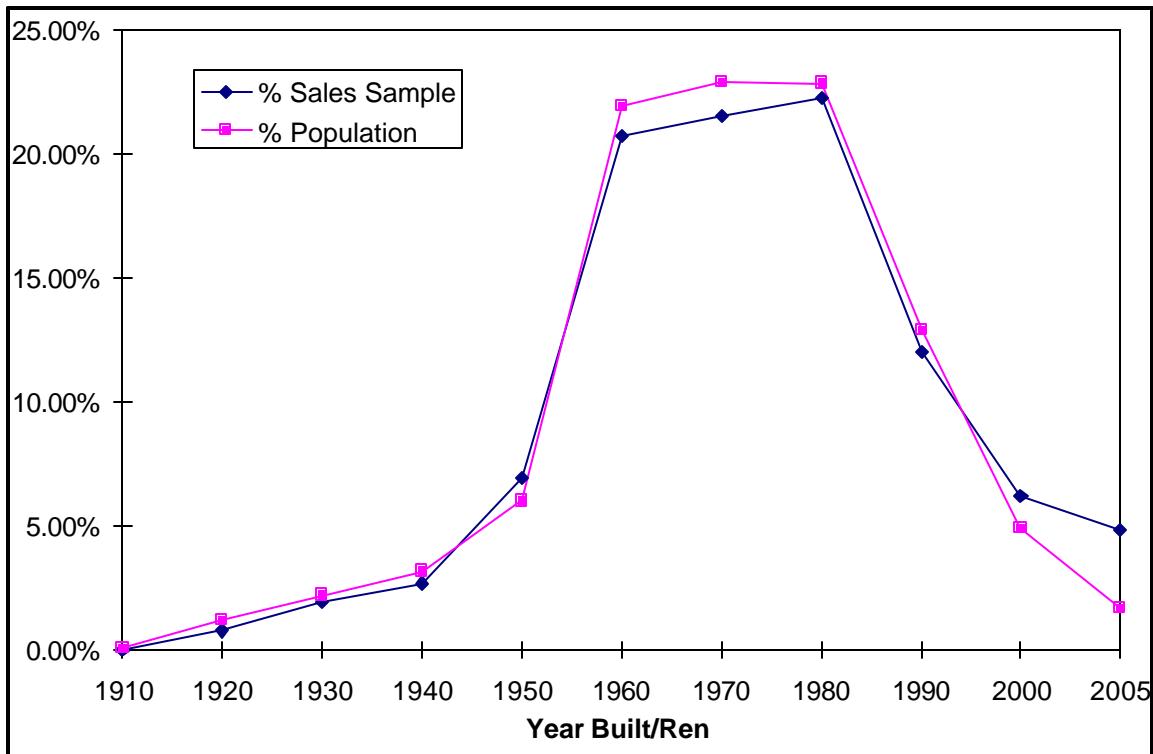
The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2004 or 2005 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

## Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2005 Assessment Roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

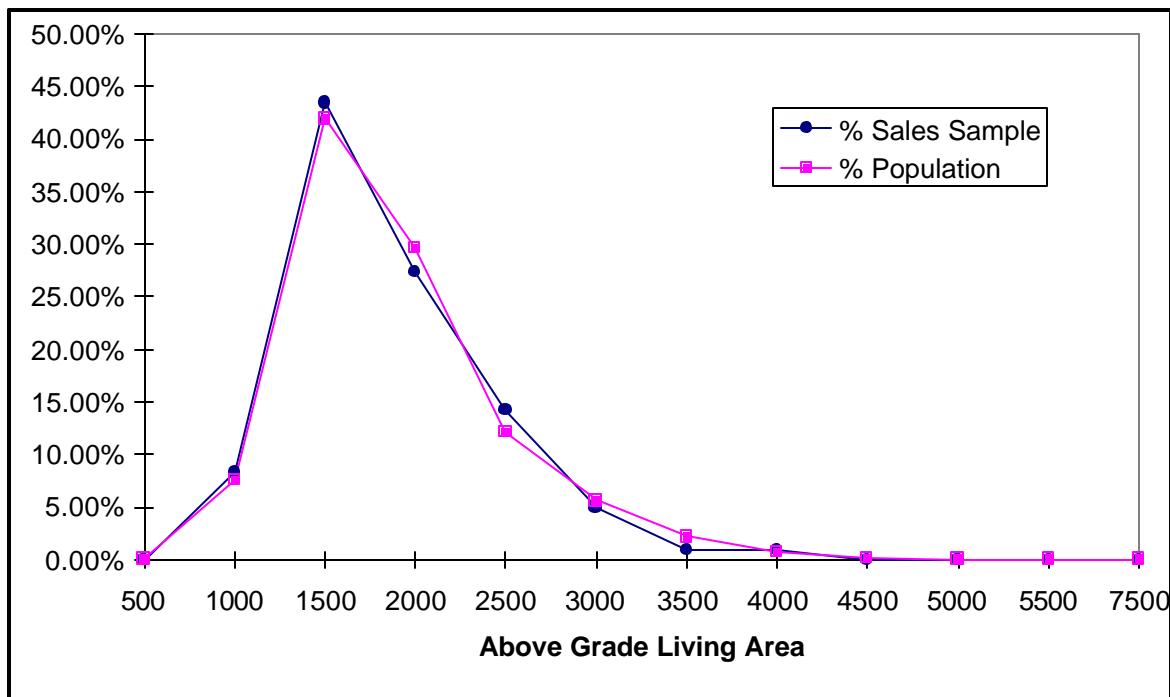
<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	3	0.06%
1920	4	0.78%	1920	61	1.26%
1930	10	1.94%	1930	108	2.23%
1940	14	2.71%	1940	155	3.20%
1950	36	6.98%	1950	292	6.02%
1960	107	20.74%	1960	1063	21.92%
1970	111	21.51%	1970	1111	22.91%
1980	115	22.29%	1980	1109	22.87%
1990	62	12.02%	1990	625	12.89%
2000	32	6.20%	2000	240	4.95%
2005	25	4.84%	2005	82	1.69%
	516			4849	



Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

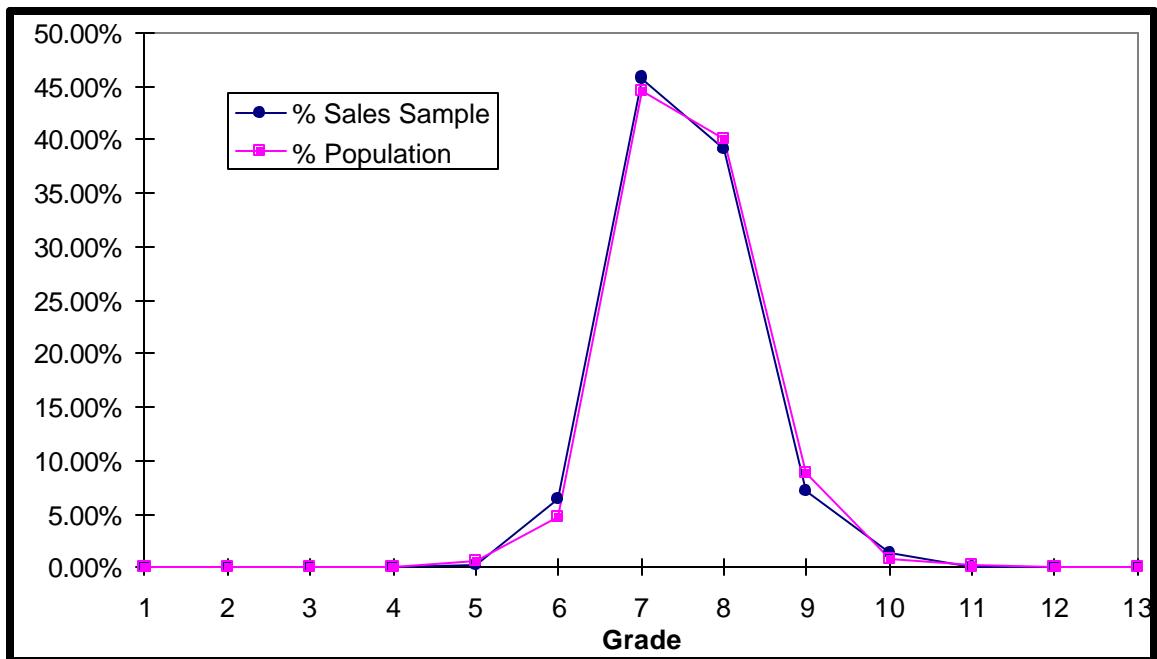
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	3	0.06%
1000	43	8.33%	1000	367	7.57%
1500	224	43.41%	1500	2033	41.93%
2000	141	27.33%	2000	1434	29.57%
2500	73	14.15%	2500	591	12.19%
3000	25	4.84%	3000	271	5.59%
3500	5	0.97%	3500	104	2.14%
4000	5	0.97%	4000	34	0.70%
4500	0	0.00%	4500	8	0.16%
5000	0	0.00%	5000	2	0.04%
5500	0	0.00%	5500	1	0.02%
7500	0	0.00%	7500	1	0.02%
	516			4849	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

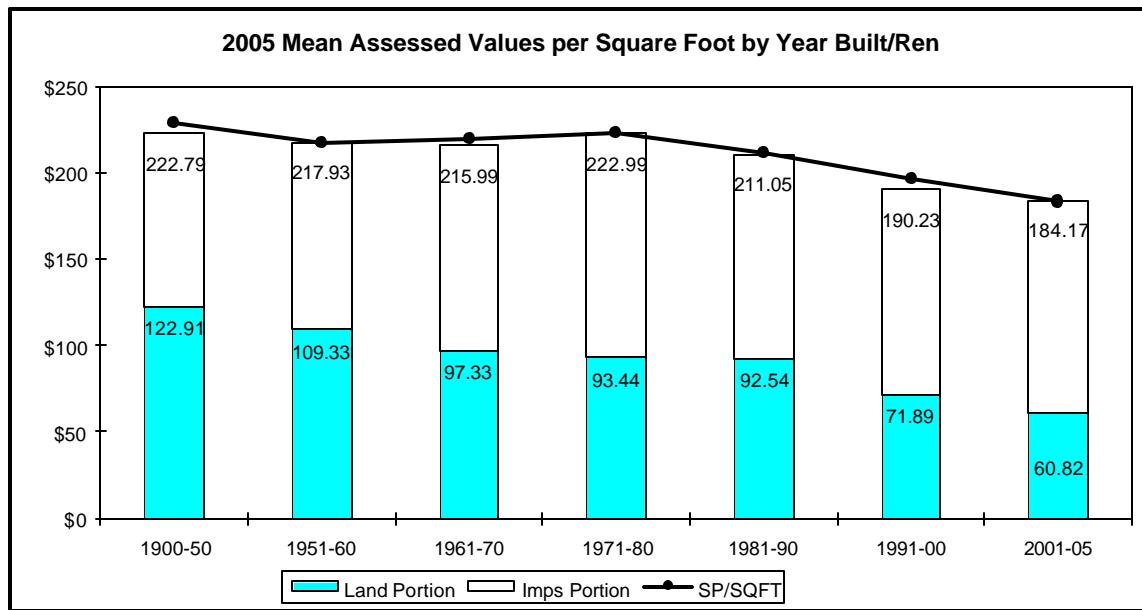
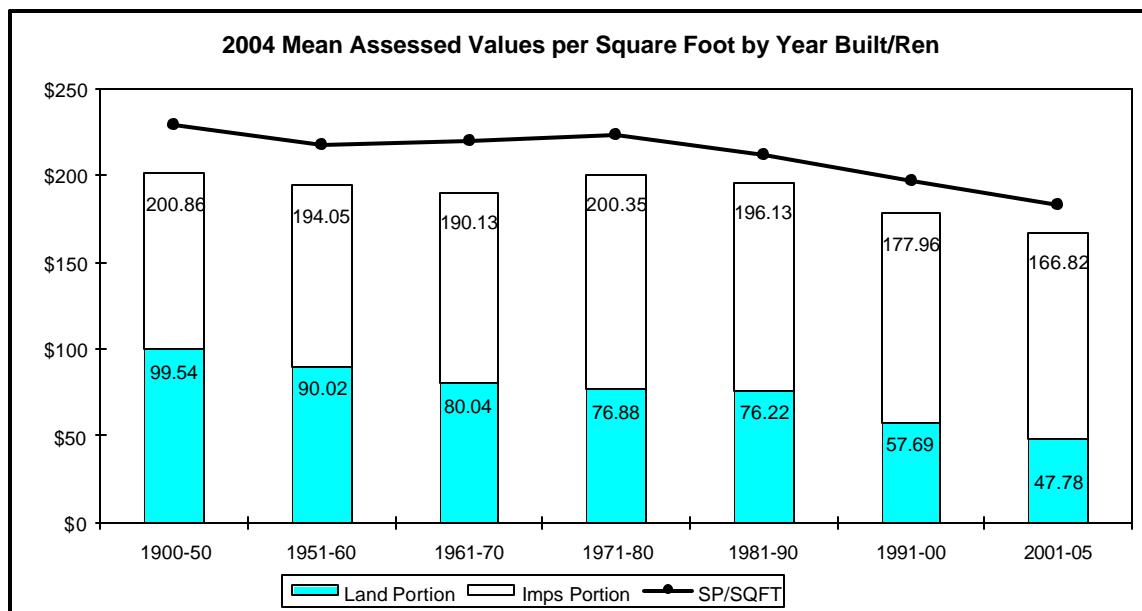
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	1	0.19%	5	32	0.66%
6	33	6.40%	6	233	4.81%
7	236	45.74%	7	2163	44.61%
8	202	39.15%	8	1945	40.11%
9	37	7.17%	9	429	8.85%
10	7	1.36%	10	39	0.80%
11	0	0.00%	11	8	0.16%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
516			4849		



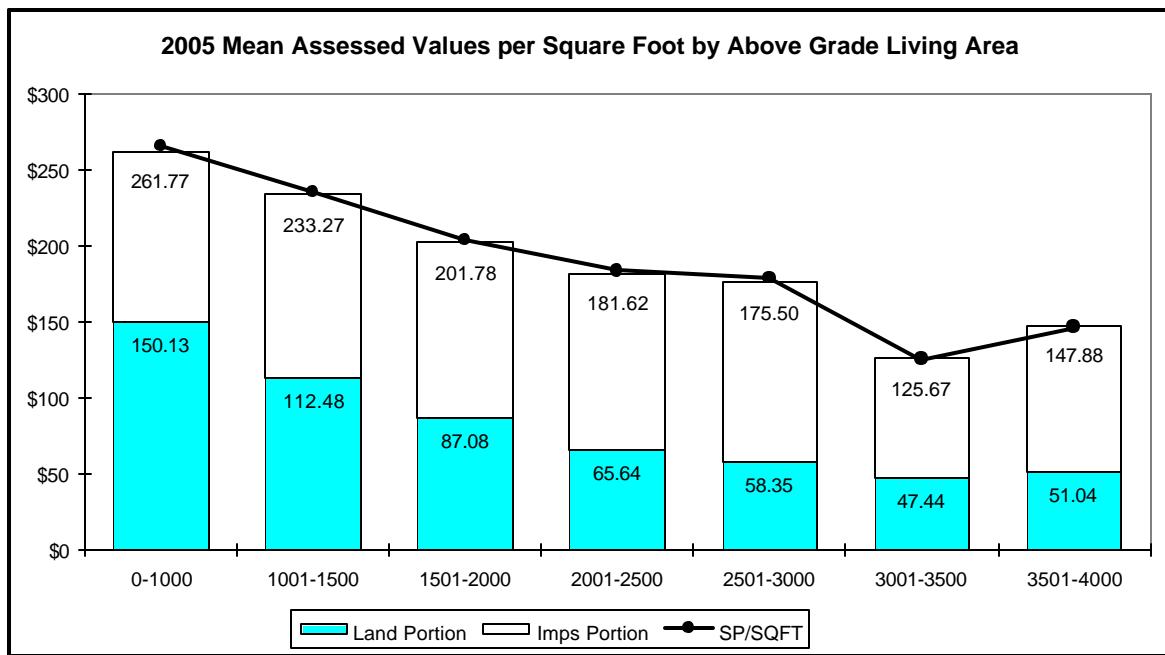
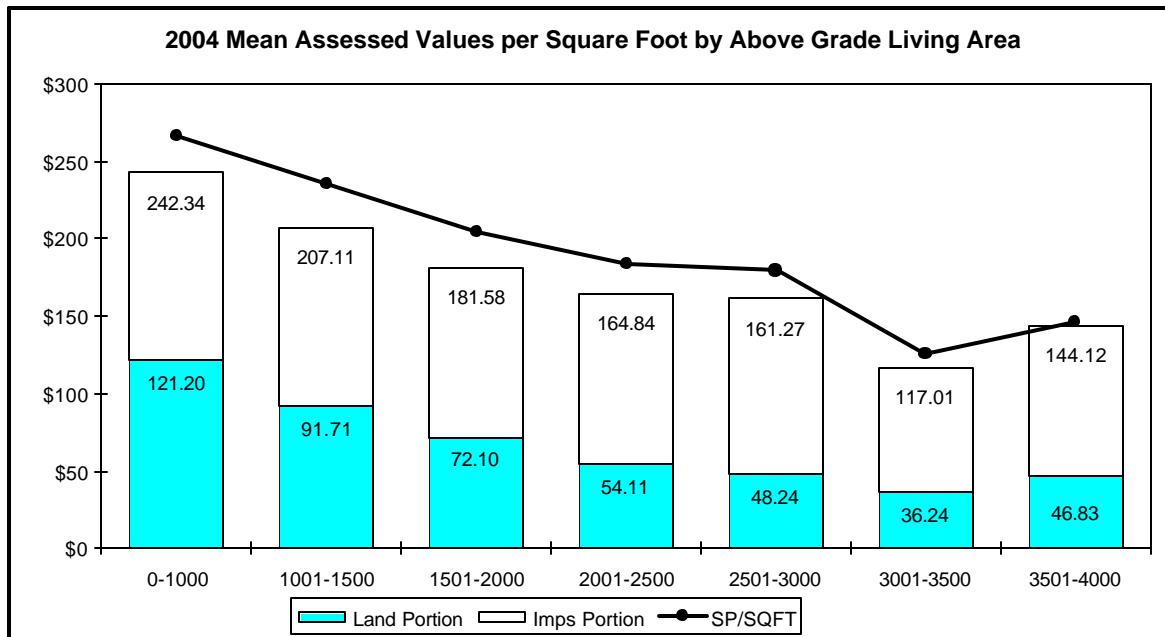
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values by Year Built or Year Renovated**



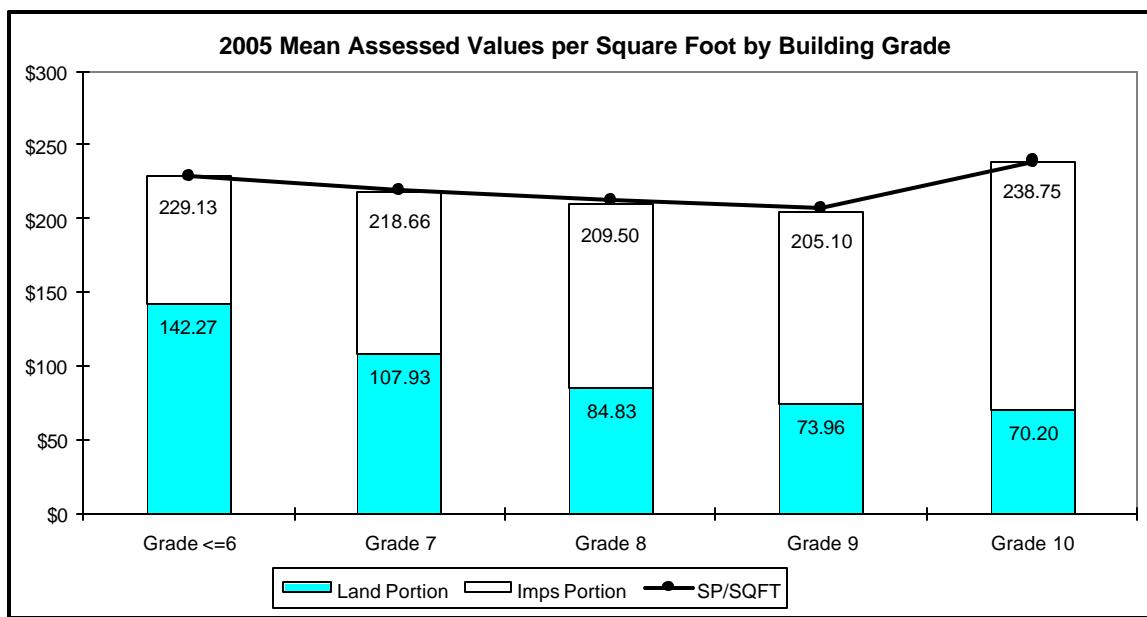
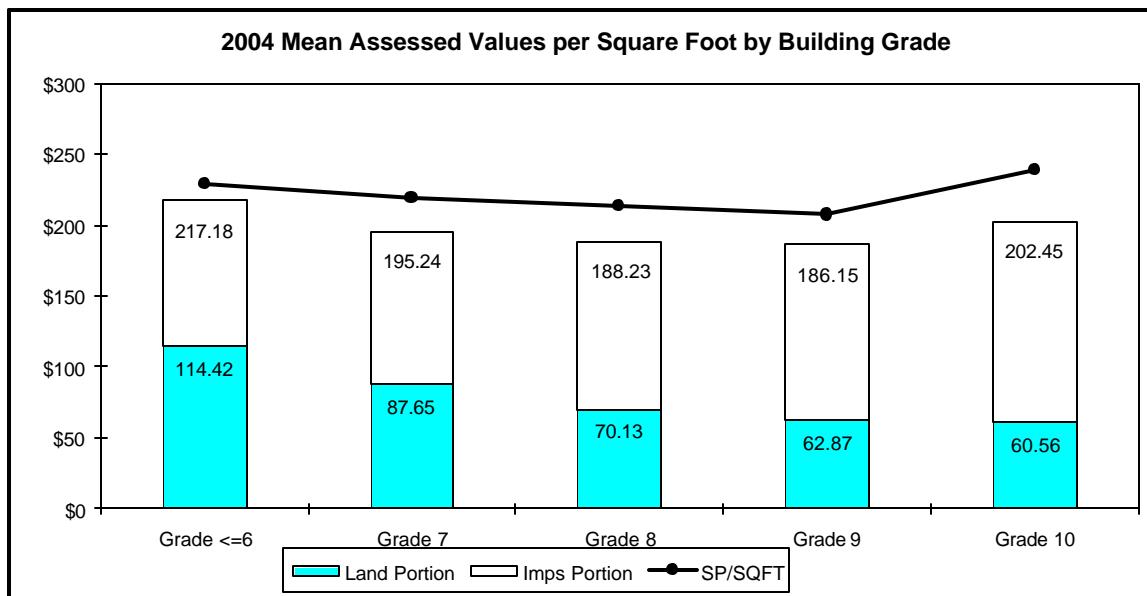
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values by Above Grade Living Area**



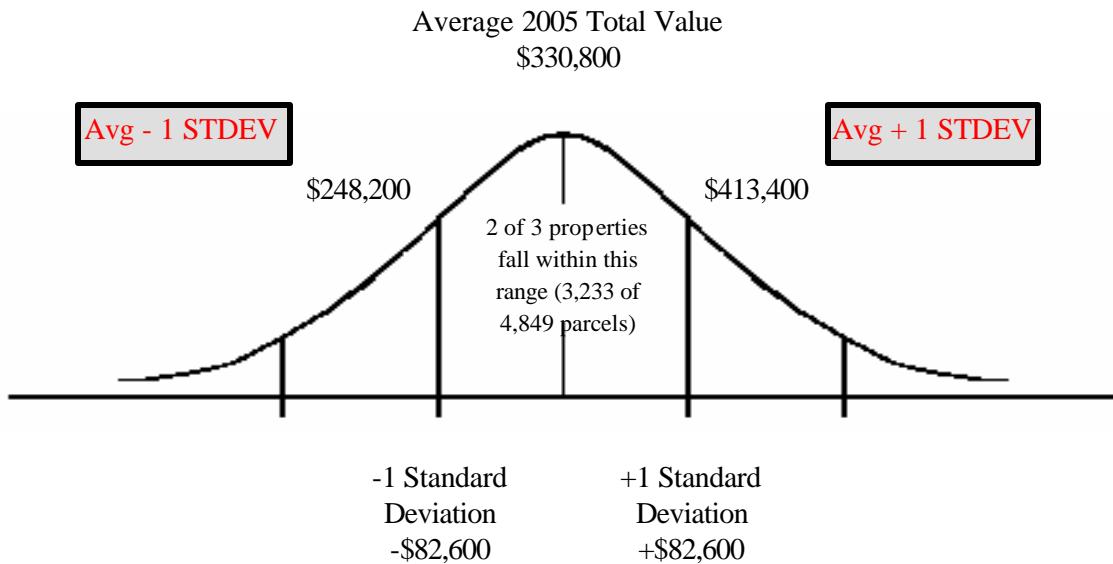
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## ***Comparison of 2004 and 2005 Per Square Foot Values by Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

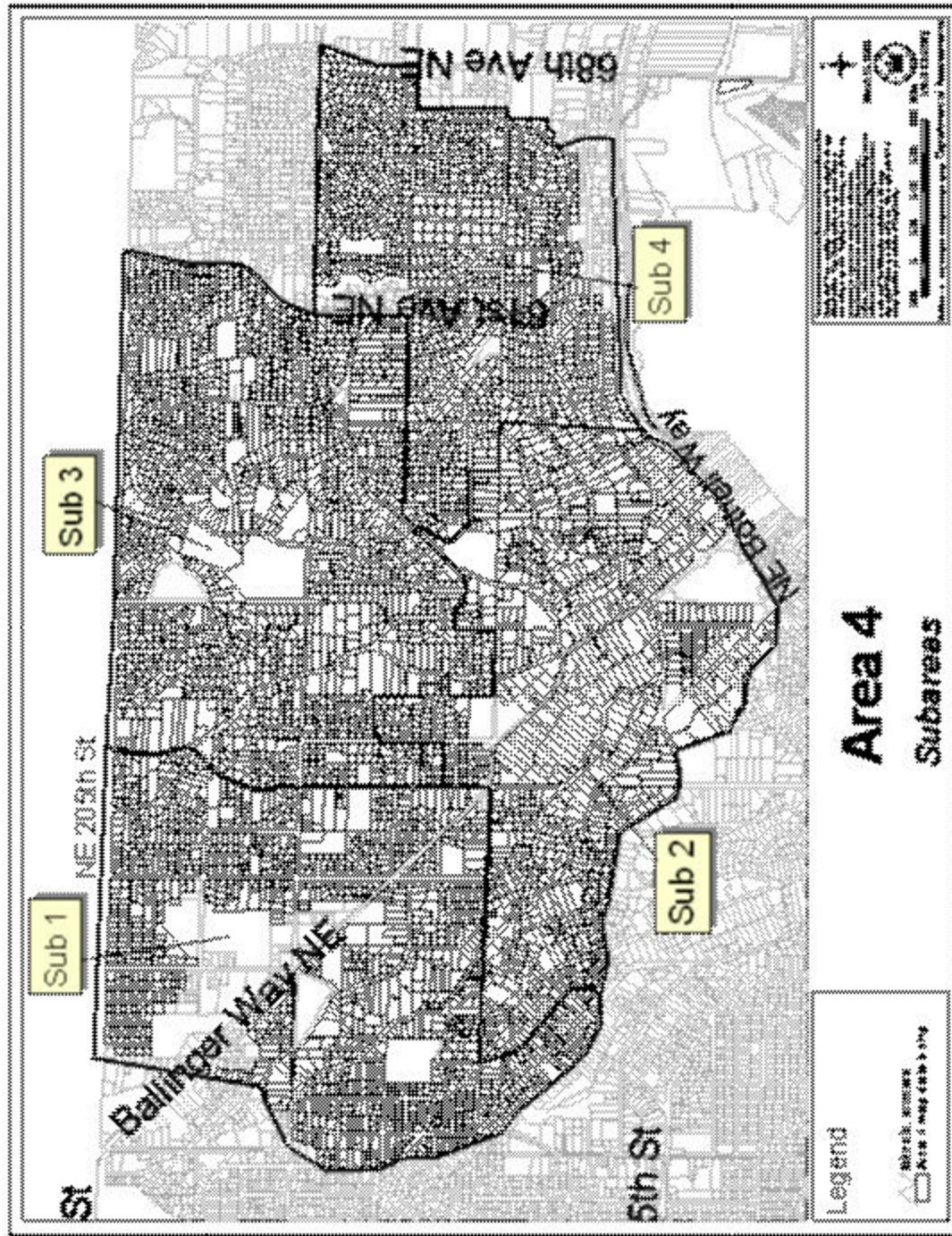
## ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2004 or 2005 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## Area Map



## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ⊕ Sales from 1/1/2003 to 12/31/2004 (at minimum) were considered in all analyses.
- ⊕ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ⊕ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: E Lake Forest Park/W Kenmore

### **Boundaries:**

Area 4 extends from Hamlin Rd and then 37<sup>th</sup> Ave NE to NE 178<sup>th</sup> St to 15<sup>th</sup> Ave NE, then to 19<sup>th</sup> Ave NE on the west side. The northern boundary is the Snohomish County line to 61<sup>st</sup> Pl NE, then south to approximately 194<sup>th</sup> St NE. The east boundary is from NE 194<sup>th</sup> St south on 68<sup>th</sup> Ave NE to Bothell Way. The southern boundary is NE Bothell Way to Hamlin Rd.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 4 is generally located east of the city of Shoreline and includes a portion of the eastern edge of that city. The bulk of the area is located in Lake Forest Park but also includes a portion of the western section of Kenmore. The area is somewhat heterogeneous with lower grade homes in the Shoreline area, higher grade homes in the central portions of Lake Forest Park and in some of the view areas of Kenmore. Most of the homes were built between 1950 and 1980 with some new development occurring on the larger lots primarily in the Kenmore area. The bulk of the homes are grade 8s and 9s. Three retail areas are within the area or immediately adjacent. The Lake Forest Park Center is north of Bothell Way and east of Ballinger, Ballinger Village is just outside the area in the northwest corner, and a retail center is located in Kenmore in the southeast corner of the area. There are also sporadic businesses extending along Bothell Way near Kenmore.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2005 recommended values. This study benchmarks the current assessment level using 2004 posted values. The study was also repeated after application of the 2005 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 11.99% to 9.63%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2003 to 1/2005 were given primary consideration for valuing land. All land sales were verified by field review and additionally, buyer or seller contacted when possible.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all

sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

There are 5250 parcels in Area 4, of which 310 (5.9%) are vacant. The majority of the parcels are located in older plats established in the mid 1900s. The typical zoning is 7200 square feet per site although 10000 is common in Subareas 1, 2, and 3. There is a fairly substantial part of Subarea 2 that has either 15000 or 20000 square foot minimum lot size zoning. Part of the reason for the lower density is the frequency of topographical issues dominant in that subarea and also in Subarea 3.

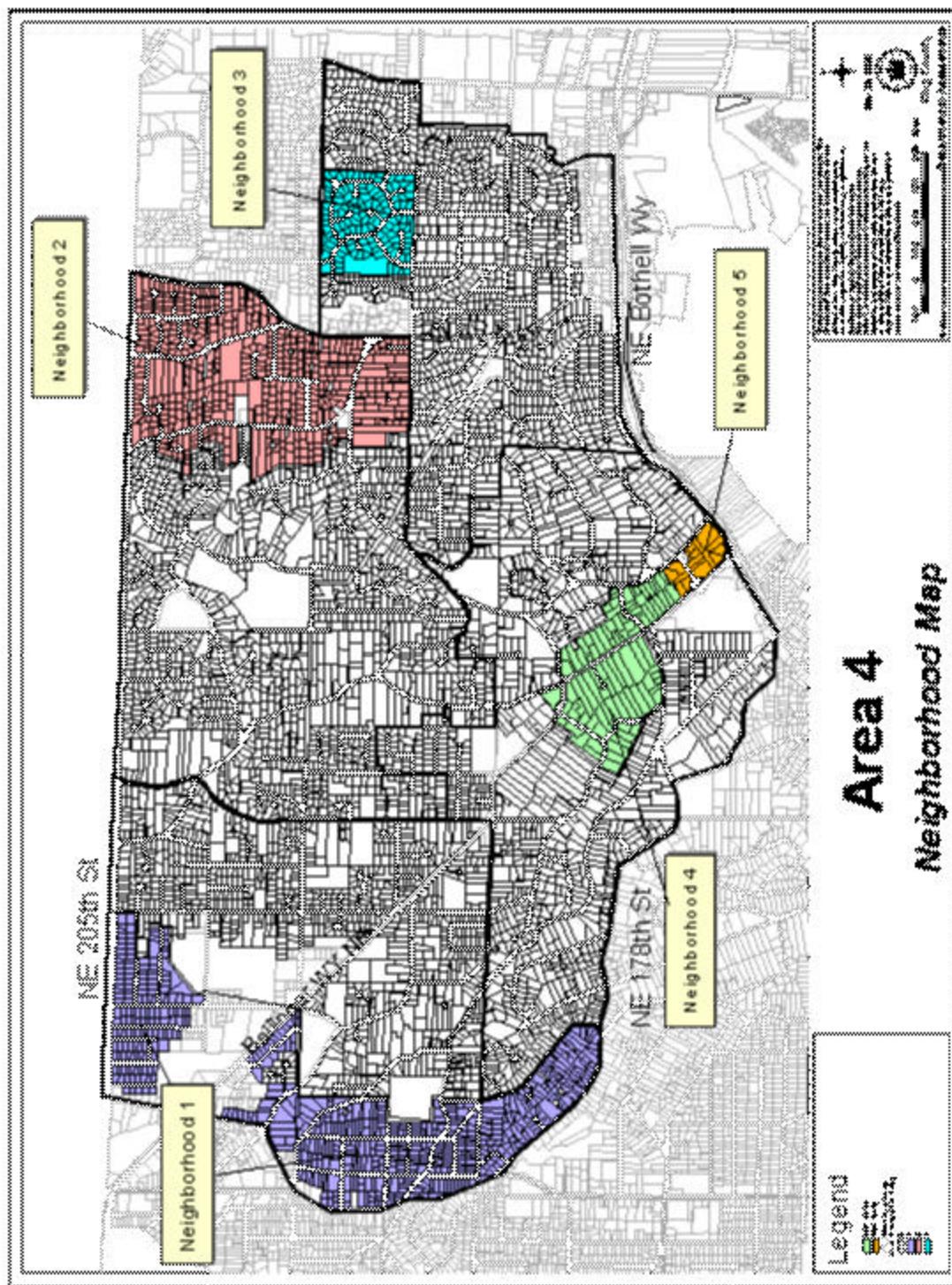
30 land sales in the area from 2003 and 2004 were sufficient in order to develop a model. The sales indicate a benchmark value of \$140,000 for a lot of 10,000 square feet which is a typical size.

Five neighborhoods have been identified in this area. Neighborhood 1 is in Subarea 1 and includes the westernmost portion which is located within the jurisdiction of Shoreline. The homes in this area are clearly less desirable than the ones located in the city of Lake Forest Park. Neighborhood 2 includes properties in the northeast part of Subarea 3. They are at a lower elevation than many in that area, mostly with no views and typically have older and less desirable quality homes than in the other portions of the subarea. Neighborhood 3 is a more desirable location at the higher elevations of Subarea 4 and most properties have views and higher grade homes. Neighborhoods 4 and 5 located in Subarea 2, have properties close to the Lake Forest Park Center and are among the most desirable ones in Area 4. Lots there are typically larger than in other locations and also have the best accessibility to Seattle.

An analysis of sales indicated upward adjustments for views and downward adjustments for traffic noise. It was found that views of Lake Washington had a much greater impact on market desirability than territorial or mountain views. There is clear market evidence that lots with an additional site(s) are in high demand by builders. Such lots that have not yet been developed have been valued at the highest and best use, which is as additional sites less development costs. Where an existing residence is of average or better quality and located in such a way as to make additional site(s) unfeasible, the land was valued as one site. Because topography is a major issue among larger lots in the area, when a property that has potential for more than one site based on the zoning is substantially impacted by significant slopes, the parcels were in most cases valued as one site.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## *Neighborhood Map*



## **Land Value Model Calibration**

BASE LAND	PARCEL SIZE (sq ft)	VALUE
	< 3500	\$1,000
	3500-4499	\$100,000
	4500-5999	\$125,000
	6000-8499	\$135,000
	8500-14999	\$140,000
	15000-33999	\$170,000
	34000-50000	\$200,000
	> 50000	\$240,000

## **AREA 4 ADJUSTMENTS**

### **Lake Washington Views**

Fair	-	\$35,000
Average	-	\$50,000
Good	-	\$75,000
Excellent	-	\$105,000

### **Mountain/Territorial Views (not applied if property has Lake Washington views)**

Average	-	\$10,000
Good	-	\$15,000
Excellent	-	\$15,000

### **Traffic Noise**

Moderate	-	\$7,000
High	-	\$15,000

### **Neighborhood**

1	-	\$8,000
2	-	\$10,000
3	+	\$25,000
4	+	\$20,000
5	+	\$40,000

***Vacant Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	263690	0151	10/17/03	80000	7392	N	N
1	402290	0974	5/21/03	300000	8864	N	N
1	402290	0975	5/21/03	300000	8113	N	N
1	866590	0233	4/8/03	120000	7016	N	N
2	401930	0835	10/24/03	250000	31942	N	N
2	401990	0080	7/9/03	125000	11275	N	N
3	022604	9067	11/10/04	150000	9982	N	N
3	073201	0070	5/7/04	155000	19160	N	N
3	402290	1680	2/26/04	104500	65775	N	N
3	402290	2931	10/21/04	192500	11250	Y	N
3	402290	3085	10/8/04	91250	27017	N	N
3	402290	5015	10/25/04	110000	17300	N	N
3	402770	0014	4/27/04	250000	15750	N	N
3	402770	0021	4/27/04	250000	28150	N	N
3	402770	0976	9/24/03	115000	7001	N	N
3	868166	0010	4/8/04	1400000	4815	N	N
3	868166	0020	4/8/04	1400000	4800	N	N
3	868166	0030	4/8/04	1400000	4800	N	N
3	868166	0040	4/8/04	1400000	4800	N	N
3	868166	0050	4/8/04	1400000	4800	N	N
3	868166	0060	4/8/04	1400000	5044	N	N
3	868166	0110	4/8/04	1400000	5043	N	N
3	868166	0120	4/8/04	1400000	4788	N	N
3	868166	0130	4/8/04	1400000	4786	N	N
3	868166	0140	4/8/04	1400000	5583	N	N
4	402290	7740	9/25/03	470000	10600	Y	N
4	402290	7750	9/25/03	470000	10715	Y	N
4	402290	7760	9/25/03	470000	7815	Y	N
4	617870	0045	6/26/03	307500	8501	Y	N
4	617870	0047	6/26/03	307500	7217	N	N

***Vacant Sales Removed From This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	402290	5151	9/2/03	90000	NO MARKET EXPOSURE
3	402290	3085	10/8/04	91250	NO MARKET EXPOSURE

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2005 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

A multiplicative model was chosen, entirely characteristics based. Continuous variables include baseland value, above ground living area, finished basement area if grade of finish is greater than 5, unfinished basement area (finished bsmt area if grade 5 or less included, bsmt garage not included), and covered parking area (carports not included). Depreciation is accounted for with the inclusion of an age variable. Yes/No variables include, good condition, very good condition, 2 story homes, homes with split entry, daylight basement coded homes, and variables for improvements of grades 6, 8, 9, and 10. Properties in the population with improvements in fair condition or with grades of 5 or less will be valued on a cost basis. There are a small number of grade 11 homes but with no sales. Sales of grade 11 homes in the adjacent Area 38 were analyzed. The Area 4 grade 11s will then be valued on a cost basis using the analysis of the Area 38 sales.

One location variable proving to be significant was neighborhood 1 with a downward adjustment. Analysis of plats indicated no further adjustment warranted inclusion in the model. However Subarea 2 benefited the model with an upward adjustment and Subarea 4 downward.

Properties with improvements less than 750 or substantially more than 3000 square feet were primarily valued with a cost method as EMV does not work well with very small or very large homes.

There are 25 parcels in Area 4 with a mobile home as the primary residence. Only 2 sales were insufficient to develop a model. Therefore the mobile homes were valued at cost.

The improved parcel total value models are included later in this report.

## **Improved Parcel Total Value Model Calibration**

### **ESTIMATED MARKET VALUE EQUATION MULTIPLICATIVE MODEL AREA 4**

$$R^2 = .892$$

#### **BASE EMV MODEL**

##### **VARIABLES**

	<b>DEFINITIONS</b>
AGLA	Above ground living area
UNFINBSMT	Total Basement Area minus Finished Bsmt Area minus Bsmt Garage Area + Finished Bsmt Area if grade <6)
IMP AGE	# of years between 2006 and year built or year renovated
COVERED PARKING	Att Garage + Bsmt Garage + Det Garage
GRADE	Building grade (construction quality)
CONDITION = 4	Good condition
CONDITION = 5	Very Good condition

#### **FORMULA**

CONSTANT		2.480368
+ YEAR 2005 BASE LAND VALUE	*	0.4888842
- IF IN NEIGHBORHOOD 1, then	1 *	0.01507543
+ IF IN SUBAREA 2, then	1 *	0.01505419
- IF IN SUBAREA 4, then	1 *	0.01952327
- IMP AGE	*	0.06177625
+ AGLA (>750 and <3010)	*	0.3202487
+ UNFINBSMT	*	0.02421262
+ FINBSMT	*	0.06040534
+ DAYLIGHT BSMT	*	0.014314
+ COVERED PARKING AREA	*	0.01792785
- IF SPLIT ENTRY	1 *	0.01638215
+ IF STORIES = 2, then	1 *	0.01250243
- IF GRADE = 6, then	1 *	0.02304045
+ IF GRADE = 8, then	1 *	0.02947733

+ IF GRADE = 9, then	1 *	0.06081826
+ IF GRADE = 10, then	1 *	0.1220932
+ IF CONDITION = 4, then	1 *	0.02472429
+ IF CONDITION = 5, then	1 *	0.05423418

**THEN**  $= \text{EXP}(\text{Sum of Above}) * 1000 = \text{EMV}$   
**THEN, Truncate to nearest 1000**  $= \text{TRUNC}(\text{EMV}, -3)$

EMV = TOTAL VALUE  
LAND VALUE = BASE LAND VALUE  
IMPROVEMENT VALUE = EMV – BASE LAND VALUE

**EXCEPTION PARCELS,** EMV = 0 if

Building Grade < 6 or > 10  
Number of Improvements > 1  
Condition = 1 or 2 (poor or fair)  
% Complete < 95  
Obsolescence > 9  
Total EMV < Base Land Value  
Lot size < 1000

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	402410	1640	3/10/03	\$165,000	670	0	6	1948	4	8160	N	N	17810 24TH AV NE
1	397290	0308	1/5/04	\$189,000	720	0	6	1931	3	8204	N	N	1644 NE PERKINS WY
1	866590	0122	2/27/04	\$199,000	750	0	6	1930	4	15086	N	N	18544 26TH AV NE
1	397170	1687	10/25/04	\$196,000	770	0	6	1938	4	7200	N	N	1612 NE 192ND ST
1	402410	1430	2/13/03	\$190,000	770	0	6	1950	3	6000	N	N	18203 25TH AV NE
1	397290	0140	10/10/03	\$159,000	850	0	6	1946	3	6250	N	N	1815 NE 190TH ST
1	397170	1761	11/4/04	\$251,000	870	0	6	1940	4	17360	N	N	19246 LAGO PL NE
1	263690	0145	8/31/04	\$215,000	880	0	6	1951	3	16002	N	N	20218 24TH AV NE
1	397170	1745	11/17/04	\$184,000	900	0	6	1942	3	10000	N	N	1615 NE 195TH ST
1	402410	1624	3/28/03	\$188,000	900	0	6	1991	3	7200	N	N	17840 24TH AV NE
1	397170	1970	5/5/04	\$210,000	960	0	6	1938	4	9250	N	N	19210 18TH AV NE
1	402410	1745	1/26/04	\$229,950	990	250	6	1942	5	13423	N	N	18002 25TH AV NE
1	397290	0180	7/25/03	\$180,000	1010	0	6	1935	4	7000	N	N	1811 NE 189TH ST
1	402410	1434	12/19/03	\$214,950	1010	0	6	1948	3	7200	N	N	2444 NE 182ND ST
1	378210	0145	9/20/04	\$212,000	1080	0	6	1955	3	8100	N	N	20333 21ST AV NE
1	397290	0590	3/7/03	\$235,950	1170	0	6	1989	3	6750	N	N	1607 NE 186TH ST
1	866590	0197	4/11/03	\$233,000	1200	440	6	1921	4	11798	N	N	18619 21ST PL NE
1	418190	0049	11/1/04	\$278,000	1590	0	6	1950	4	8034	N	N	18905 32ND AV NE
1	263690	0096	3/25/03	\$239,950	820	820	7	1971	3	7680	N	N	20212 25TH AV NE
1	397290	0431	4/27/04	\$240,000	830	200	7	1950	4	6850	N	N	18620 16TH AV NE
1	397290	0274	12/23/04	\$301,000	840	820	7	1976	5	5644	N	N	1617 NE 189TH ST
1	397290	0117	8/15/03	\$260,000	860	650	7	1977	3	6250	N	N	1608 NE 189TH ST
1	402290	0836	6/15/04	\$262,090	890	790	7	1981	3	9677	N	N	3007 NE 205TH ST
1	402410	1705	9/23/04	\$215,500	910	0	7	1955	3	10200	N	N	2518 NE 178TH ST
1	397170	1807	12/15/03	\$232,000	950	0	7	1981	3	7214	N	N	19238 18TH AV NE
1	397170	1992	5/13/04	\$240,000	950	0	7	1975	3	7500	N	N	1717 NE 192ND ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	138830	0025	10/30/04	\$355,450	960	720	7	1958	4	11388	N	N	18926 33RD AV NE
1	741870	0040	7/29/03	\$210,000	960	0	7	1953	3	9590	N	N	2536 NE 203RD ST
1	319790	0020	9/22/03	\$239,000	980	0	7	1952	4	7440	N	N	18529 29TH AV NE
1	263690	0092	10/23/03	\$249,950	990	440	7	1988	3	9100	N	N	2539 NE 203RD ST
1	397290	0608	5/9/03	\$182,800	990	0	7	1937	3	5063	N	N	1631 NE 186TH ST
1	402410	1995	12/17/03	\$269,950	1000	320	7	1983	3	7450	N	N	17861 28TH AV NE
1	255590	0375	4/29/04	\$213,000	1010	0	7	1955	3	7260	N	N	1509 NE 190TH ST
1	402410	1520	4/15/03	\$218,000	1010	0	7	1952	4	7200	N	N	1645 NE 185TH ST
1	115561	0090	8/18/03	\$275,000	1020	960	7	1970	4	8779	N	N	3205 NE 204TH ST
1	378270	0090	11/15/04	\$245,000	1020	0	7	1954	5	19728	N	N	20407 30TH AV NE
1	615290	0120	5/8/03	\$230,200	1030	0	7	1963	3	27180	N	N	19012 32ND AV NE
1	378270	0015	8/25/04	\$214,000	1040	0	7	1954	3	9450	N	N	2517 NE 205TH ST
1	402290	1375	4/27/04	\$225,000	1040	0	7	1926	4	12000	N	N	3026 NE 195TH ST
1	402290	1494	10/28/04	\$279,950	1040	720	7	1961	3	9430	N	N	20050 33RD AV NE
1	402410	1670	9/3/03	\$225,000	1040	0	7	1955	4	9997	N	N	2548 NE 178TH ST
1	115561	0060	6/8/04	\$299,950	1060	350	7	1971	4	7413	N	N	3206 NE 204TH ST
1	397290	0645	2/18/04	\$254,000	1080	0	7	1930	5	7040	N	N	1817 NE PERKINS PL
1	397290	0315	3/27/03	\$259,000	1090	810	7	1988	3	6847	N	N	1632 NE PERKINS WY
1	615290	0307	9/27/04	\$311,500	1110	770	7	1962	4	9750	N	N	18742 30TH AV NE
1	010010	0055	6/26/03	\$198,650	1120	0	7	1967	3	8220	N	N	20022 24TH AV NE
1	397290	0215	4/23/03	\$202,800	1120	0	7	1942	3	7350	N	N	18710 18TH AV NE
1	397170	1910	12/9/03	\$210,000	1130	0	7	1968	3	11750	N	N	19018 18TH AV NE
1	396190	0040	7/8/04	\$254,757	1140	0	7	1954	3	6780	N	N	2804 NE 187TH ST
1	396190	0060	9/10/03	\$230,000	1140	0	7	1954	3	8296	N	N	18528 28TH AV NE
1	691900	0100	5/7/04	\$264,500	1140	400	7	1959	3	8125	N	N	2405 NE 182ND PL
1	402290	1547	10/2/03	\$290,000	1150	720	7	1976	3	12293	N	N	19741 35TH AV NE
1	615290	0332	5/4/04	\$320,000	1160	810	7	1989	3	18550	N	N	18719 BALLINGER WY NE
1	259630	0020	1/18/03	\$208,000	1170	0	7	1955	3	9612	N	N	3042 NE 203RD ST
1	942550	0017	5/25/04	\$270,000	1180	300	7	1958	4	11522	N	N	19022 BALLINGER WY NE
1	255590	0350	8/22/03	\$239,000	1200	960	7	1958	3	8160	N	N	18812 15TH AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	602740	0015	5/27/03	\$437,500	1200	1200	7	1955	4	43995	N	N	19015 FOREST PARK DR NE
1	691900	0040	6/13/03	\$258,500	1200	560	7	1959	3	11172	N	N	2422 NE 182ND PL
1	691900	0060	9/16/03	\$240,000	1200	390	7	1959	3	9709	N	N	2425 NE 182ND PL
1	402290	0837	5/28/04	\$260,000	1230	590	7	1976	3	9540	N	N	3031 NE 205TH ST
1	928675	0110	6/11/04	\$305,000	1230	870	7	1975	3	7200	N	N	3017 NE 194TH ST
1	942550	0006	3/11/04	\$285,000	1230	660	7	1958	3	9600	N	N	19026 BALLINGER WY NE
1	401850	0060	7/2/03	\$274,900	1240	820	7	1976	3	7000	N	N	3011 NE 201ST PL
1	401850	0110	10/11/04	\$313,060	1240	820	7	1976	3	7260	N	N	3020 NE 201ST PL
1	619150	0080	4/26/04	\$319,950	1240	860	7	1975	3	8450	N	N	19032 32ND AV NE
1	619150	0180	10/23/03	\$308,000	1240	910	7	1975	3	7526	N	N	3014 NE 192ND ST
1	259630	0040	4/22/03	\$228,000	1250	0	7	1954	3	8960	N	N	3021 NE 203RD ST
1	319790	0015	3/27/03	\$246,000	1250	0	7	1952	4	8160	N	N	18523 29TH AV NE
1	402290	0521	7/21/04	\$319,900	1280	660	7	1977	4	9840	N	N	20269 37TH AV NE
1	619150	0020	1/29/03	\$260,000	1280	600	7	1975	3	7680	N	N	3003 NE 192ND ST
1	202700	0010	10/28/04	\$312,000	1290	500	7	1973	3	10349	N	N	20005 32ND AV NE
1	402290	0510	7/30/03	\$266,250	1290	600	7	1973	4	15764	N	N	20405 37TH AV NE
1	263690	0150	11/19/04	\$244,900	1300	0	7	1943	3	7291	N	N	20055 25TH AV NE
1	010010	0040	6/3/04	\$215,000	1310	0	7	1950	3	6336	N	N	20226 24TH AV NE
1	737420	0010	10/8/04	\$319,000	1310	420	7	1974	3	7880	N	N	19520 21ST AV NE
1	267230	0100	12/3/04	\$334,500	1320	310	7	1980	4	8840	N	N	2908 NE 193RD ST
1	397290	0230	10/15/04	\$240,000	1320	0	7	1984	3	8550	N	N	1820 NE PERKINS WY
1	397290	0230	6/10/04	\$215,000	1320	0	7	1984	3	8550	N	N	1820 NE PERKINS WY
1	615290	0402	8/30/03	\$284,900	1320	1200	7	1962	3	9240	N	N	18528 32ND PL NE
1	866590	0201	4/18/03	\$365,000	1320	920	7	1998	3	6159	N	N	18623 21ST PL NE
1	263690	0131	7/8/03	\$217,500	1340	0	7	1953	3	9900	N	N	20315 25TH AV NE
1	402290	0568	4/23/03	\$259,000	1340	880	7	1978	3	9583	N	N	20217 37TH AV NE
1	615290	0133	8/20/03	\$265,000	1340	400	7	1969	4	9282	N	N	19106 30TH AV NE
1	615290	0134	12/17/04	\$324,000	1340	810	7	1995	3	7200	N	N	3044 NE 190TH ST
1	664890	0015	4/22/03	\$330,000	1340	830	7	1969	4	8640	N	N	19845 31ST AV NE
1	397290	0605	7/22/03	\$269,950	1350	590	7	1987	3	6750	N	N	1621 NE 186TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	402410	1990	4/28/04	\$280,000	1350	740	7	1978	3	7450	N	N	17865 28TH AV NE
1	866590	0115	1/22/04	\$346,950	1360	1270	7	1986	3	7750	N	N	2530 NE PERKINS WY
1	263690	0283	9/2/03	\$294,950	1370	810	7	1967	3	15600	N	N	19547 23RD AV NE
1	115562	0150	5/21/04	\$322,500	1380	500	7	1973	4	7359	N	N	19511 34TH AV NE
1	397170	1720	8/30/04	\$280,000	1390	0	7	1981	3	15000	N	N	19236 16TH AV NE
1	397170	1955	5/6/04	\$275,000	1400	0	7	1989	3	10000	N	N	19204 18TH AV NE
1	866590	0086	7/12/04	\$405,000	1430	0	7	1925	4	52272	N	N	18935 FOREST PARK DR NE
1	397290	0080	4/13/04	\$245,000	1440	0	7	1969	3	6875	N	N	1641 NE 190TH ST
1	615290	0427	8/19/04	\$264,900	1440	0	7	1961	3	18038	N	N	18611 BALLINGER WY NE
1	402410	1421	9/16/04	\$290,950	1460	0	7	1955	4	7200	N	N	18057 25TH AV NE
1	402290	1391	4/27/04	\$239,200	1480	0	7	1970	4	6140	N	N	19505 32ND AV NE
1	942550	0105	9/11/03	\$235,000	1480	0	7	1947	3	8662	N	N	18914 FOREST PARK DR NE
1	263690	0168	9/10/03	\$236,900	1530	0	7	1954	3	7650	N	N	20233 20TH PL NE
1	319790	0010	4/25/03	\$257,400	1530	0	7	1952	3	7440	N	N	18517 29TH AV NE
1	866520	0010	7/1/03	\$218,800	1540	0	7	1959	3	12728	N	N	2330 NE 191ST ST
1	202700	0050	7/8/04	\$256,900	1560	0	7	1970	3	9344	N	N	20026 32ND AV NE
1	396190	0030	10/21/03	\$253,000	1560	0	7	1954	3	12139	N	N	18551 28TH AV NE
1	741870	0075	1/2/04	\$228,000	1560	0	7	1954	3	9450	N	N	2537 NE 204TH ST
1	866590	0264	7/1/04	\$430,000	1560	1460	7	1989	3	33405	N	N	2521 NE 191ST ST
1	402290	0992	11/19/04	\$280,000	1570	0	7	1970	3	12160	N	N	2814 NE 195TH ST
1	866590	0020	4/11/03	\$266,000	1600	0	7	1980	3	10080	N	N	19227 BALLINGER WY NE
1	263690	0067	10/13/03	\$250,000	1610	0	7	1952	4	7856	N	N	20023 30TH AV NE
1	402410	1475	7/14/03	\$254,950	1650	0	7	1994	3	18897	N	N	2482 NE 183RD LN
1	866590	0040	1/31/03	\$420,000	1730	0	7	1931	4	20000	N	N	18954 FOREST PARK DR NE
1	259630	0045	11/11/04	\$248,794	1770	0	7	1955	3	8320	N	N	3015 NE 203RD ST
1	397290	0185	8/9/04	\$299,921	1800	0	7	1945	5	7000	N	N	1813 NE 189TH ST
1	397170	1990	1/24/03	\$255,000	1810	0	7	1977	3	9750	N	N	1703 NE 192ND ST
1	615290	0396	8/23/04	\$335,000	1880	0	7	1990	3	11200	N	N	3312 NE 185TH ST
1	319790	0005	7/14/03	\$255,500	1910	0	7	1952	4	8040	N	N	2808 NE 185TH ST
1	115562	0080	3/10/03	\$330,000	2140	0	7	1973	3	11006	N	N	19518 34TH AV NE

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**Area 4**

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1	402290	1471	11/18/03	\$275,000	2310	0	7	1960	4	20451	N	N	3320 NE 200TH CT
1	378210	0010	9/17/04	\$315,000	2320	0	7	1954	4	8100	N	N	20340 22ND AV NE
1	263690	0068	7/23/03	\$390,000	2400	0	7	2003	3	10126	N	N	20019 30TH AV NE
1	615290	0155	7/18/03	\$380,000	3120	0	7	1958	4	14694	N	N	19013 33RD AV NE
1	115560	0060	10/7/03	\$266,000	1140	1100	8	1973	3	10665	N	N	19826 31ST AV NE
1	402410	1760	6/23/04	\$267,950	1210	0	8	1979	3	9450	N	N	18012 25TH AV NE
1	401850	0080	12/17/04	\$349,000	1250	580	8	1979	3	7499	N	N	20112 30TH AV NE
1	263690	0280	2/9/04	\$305,000	1290	0	8	1964	3	9000	N	N	2212 NE 195TH PL
1	255730	0070	5/24/04	\$329,000	1330	620	8	1981	3	9849	N	N	2534 NE 191ST ST
1	866590	0195	10/22/03	\$315,000	1330	790	8	1979	3	10593	N	N	18609 21ST PL NE
1	402470	0069	12/23/04	\$312,000	1400	300	8	1969	3	7005	N	N	18242 24TH AV NE
1	866590	0129	10/18/04	\$397,000	1460	430	8	1970	4	11700	N	N	18552 26TH AV NE
1	115564	0070	9/7/04	\$382,000	1490	660	8	1981	4	7189	N	N	3238 NE 198TH PL
1	866590	1000	10/9/03	\$380,000	1490	730	8	1979	3	12600	N	N	18602 21ST PL NE
1	402410	1547	9/16/03	\$298,900	1580	340	8	2003	3	6350	N	N	18228 24TH AV NE
1	866590	0199	10/14/04	\$515,000	1590	960	8	1979	4	9360	N	N	18606 21ST PL NE
1	402410	1450	10/29/04	\$350,000	1620	1070	8	1964	3	16800	N	N	18231 25TH AV NE
1	397290	0650	4/20/04	\$395,000	1860	0	8	1980	3	6798	N	N	1676 NE 185TH ST
1	397290	0650	8/30/04	\$399,950	1860	0	8	1980	3	6798	N	N	1676 NE 185TH ST
1	185670	0015	4/27/04	\$425,000	1930	600	8	1948	4	32107	N	N	18942 FOREST PARK DR NE
1	259176	0010	3/10/03	\$475,000	2040	1060	8	1998	3	4948	N	N	18650 22ND PL NE
1	402290	0931	3/3/04	\$335,000	2080	0	8	1990	3	9660	N	N	19623 30TH AV NE
1	866590	0120	2/23/04	\$299,000	2100	0	8	1968	3	22024	N	N	18540 26TH AV NE
1	263690	0151	9/1/04	\$341,300	2160	0	8	2004	3	7392	N	N	20037 25TH AV NE
1	378270	0100	10/12/04	\$311,000	2200	0	8	1991	3	9660	N	N	2728 NE 204TH ST
1	260020	0070	12/22/04	\$363,000	2220	0	8	1986	3	10707	N	N	2613 NE 184TH PL
1	260020	0070	6/10/03	\$325,000	2220	0	8	1986	3	10707	N	N	2613 NE 184TH PL
1	402290	1356	2/12/03	\$301,000	2480	0	8	1984	3	8018	N	N	19537 32ND AV NE
1	259176	0060	12/30/04	\$445,000	2590	0	8	1990	3	11574	N	N	18635 22ND PL NE
1	402290	1317	10/31/03	\$414,500	2650	0	8	2000	3	6000	N	N	19728 30TH AV NE

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**Area 4**

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1	402290	0971	6/19/03	\$400,000	2690	0	8	1987	3	11158	N	N	2911 NE 196TH ST
1	259176	0020	5/12/04	\$454,900	2070	0	9	1998	3	4432	N	N	18640 22ND PL NE
1	259176	0030	2/18/03	\$395,000	2110	570	9	1999	3	4081	N	N	18630 22ND PL NE
1	866590	0290	7/25/03	\$435,000	2280	0	9	1992	3	40950	N	N	18928 LAGO PL NE
1	402410	1970	2/24/03	\$399,950	2870	0	9	2002	3	7644	N	N	18027 28TH AV NE
1	866590	0233	5/14/04	\$522,000	2900	0	9	2003	3	7016	N	N	18708 23RD AV NE
2	401990	0100	8/22/03	\$262,000	740	310	6	1942	4	12417	N	N	18409 47TH PL NE
2	032604	9039	7/30/04	\$197,000	860	0	6	1942	3	9762	N	N	18512 35TH AV NE
2	115410	0190	5/28/03	\$199,950	930	0	6	1947	4	7500	N	N	4052 NE 174TH ST
2	115410	0165	3/23/04	\$249,500	940	0	6	1949	4	7500	N	N	4026 NE 174TH ST
2	115410	0310	5/4/04	\$244,000	970	0	6	1942	3	6500	N	N	4051 NE 174TH ST
2	401990	0144	9/12/03	\$225,000	1010	0	6	1951	4	17850	N	N	18430 47TH PL NE
2	402230	0030	8/21/03	\$235,000	1080	0	6	1920	4	16450	N	N	4623 NE 175TH ST
2	267810	0005	11/24/04	\$225,900	1120	0	6	1954	4	7260	N	N	18503 36TH PL NE
2	402350	0361	9/26/03	\$225,750	1230	0	6	1954	3	12000	N	N	2915 NE 182ND ST
2	115410	0080	5/20/04	\$254,000	1310	0	6	1940	3	26984	N	N	17036 44TH AV NE
2	402050	0010	9/22/04	\$300,000	1720	0	6	1959	5	6842	N	N	4412 NE 178TH ST
2	401930	1290	6/10/03	\$250,000	860	860	7	1956	3	9260	N	N	4919 NE 180TH ST
2	928970	0080	3/23/04	\$305,000	1000	950	7	1955	3	8555	N	N	18211 29TH PL NE
2	928970	0020	8/17/04	\$330,000	1030	910	7	1989	3	8120	N	N	18212 29TH PL NE
2	402170	0055	12/10/03	\$265,000	1050	700	7	1952	4	29600	N	N	18007 49TH PL NE
2	401930	0217	4/8/03	\$277,000	1100	900	7	1960	3	24240	N	N	18407 51ST PL NE
2	401930	0395	9/3/04	\$380,000	1120	0	7	1924	4	41978	N	N	18426 BALLINGER WY NE
2	402350	0168	8/7/03	\$276,000	1140	550	7	1984	3	8774	N	N	18412 33RD CT NE
2	402350	0680	8/16/04	\$243,600	1140	0	7	1951	4	7800	N	N	3008 NE 178TH ST
2	115410	0005	7/16/03	\$349,500	1150	1150	7	1944	3	19707	N	N	4423 NE 178TH ST
2	401930	0650	5/12/04	\$320,335	1180	360	7	1953	4	32275	N	N	3700 NE 178TH ST
2	402290	6533	10/16/03	\$317,500	1230	1230	7	1959	4	15500	N	N	4905 NE 187TH ST
2	267810	0025	10/15/03	\$224,000	1240	0	7	1954	4	6730	N	N	18526 36TH PL NE
2	402350	0655	4/27/04	\$365,000	1290	510	7	1959	4	15809	N	N	17829 33RD AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	401930	0071	7/21/04	\$322,000	1300	300	7	1946	4	21308	N	N	5454 NE 180TH ST
2	402350	0050	12/15/04	\$418,000	1300	480	7	1973	4	18750	N	N	18225 35TH AV NE
2	401930	1445	5/22/03	\$453,000	1360	1120	7	1961	5	14472	Y	N	17525 BOTHELL WY NE
2	401930	0241	10/2/04	\$313,000	1370	600	7	1959	3	19880	N	N	5212 NE 184TH ST
2	402050	0015	10/24/03	\$230,000	1400	0	7	1947	4	8023	N	N	4418 NE 178TH ST
2	115410	0435	9/28/04	\$430,000	1450	1060	7	1941	4	17500	Y	N	17048 HAMLIN RD NE
2	402350	0045	7/28/03	\$324,500	1450	0	7	1977	4	8614	N	N	18233 35TH AV NE
2	402350	0045	10/6/04	\$369,400	1450	0	7	1977	4	8614	N	N	18233 35TH AV NE
2	401930	1550	10/2/03	\$290,000	1510	0	7	1952	4	20900	N	N	17552 BALLINGER WY NE
2	032604	9063	1/16/04	\$283,000	1530	700	7	1954	4	13991	N	N	19007 38TH AV NE
2	401930	0685	5/19/03	\$275,000	1550	0	7	1952	3	10515	N	N	17825 40TH AV NE
2	401930	0790	9/20/04	\$317,500	1580	1580	7	1962	4	15300	N	N	3549 NE 182ND ST
2	402350	0352	4/6/04	\$339,950	1590	1250	7	1962	4	9425	N	N	2933 NE 182ND ST
2	402350	0710	11/2/04	\$320,000	1630	300	7	1940	4	13560	N	N	2936 NE 178TH ST
2	681860	0025	9/2/03	\$274,950	1630	0	7	1958	4	9975	N	N	18104 33RD AV NE
2	681860	0025	1/2/03	\$257,000	1630	0	7	1958	4	9975	N	N	18104 33RD AV NE
2	402350	0490	4/14/03	\$325,000	1720	0	7	1967	3	18750	N	N	17818 33RD AV NE
2	401930	0175	10/21/03	\$400,000	1860	0	7	1926	5	38000	Y	N	5020 NE 180TH ST
2	115410	0345	8/28/03	\$625,000	2520	1130	7	1934	5	46423	N	N	17235 BROOKSIDE BL NE
2	402350	0700	2/11/04	\$380,000	1450	970	8	2003	3	13460	N	N	2942 NE 178TH ST
2	401930	0870	9/13/04	\$585,000	1560	550	8	1956	4	33440	Y	N	17868 40TH AV NE
2	401930	1321	1/8/03	\$425,000	1560	470	8	1961	4	10910	Y	N	5055 NE 178TH ST
2	402290	6430	9/14/04	\$350,000	1610	0	8	1955	4	37600	N	N	5103 NE 187TH ST
2	402350	0210	7/14/04	\$399,000	1610	910	8	1977	4	8875	N	N	18247 30TH AV NE
2	401930	1455	10/19/04	\$459,000	1660	640	8	1919	5	27000	Y	N	17721 BOTHELL WY NE
2	771700	0040	11/12/03	\$350,000	1670	300	8	1960	4	11174	N	N	3800 NE 190TH PL
2	401930	1425	6/30/04	\$411,000	1880	0	8	1916	4	27800	Y	N	17521 BOTHELL WY NE
2	401930	1130	10/8/03	\$447,000	1930	0	8	1947	4	18000	Y	N	5300 NE 178TH ST
2	034650	0015	5/21/04	\$411,000	1980	1210	8	1959	3	10200	N	N	3734 NE 188TH ST
2	259730	0040	8/31/04	\$445,000	1980	710	8	1978	3	19710	N	N	18035 53RD AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	034650	0007	8/5/04	\$455,500	2000	0	8	1971	4	11250	N	N	18807 39TH AV NE
2	401930	0845	12/17/04	\$530,000	2070	0	8	1947	5	21166	N	N	17851 40TH AV NE
2	771810	0050	3/21/03	\$374,900	2090	0	8	1996	3	8160	N	N	3505 NE 187TH ST
2	401800	0010	6/29/04	\$409,950	2130	0	8	1960	4	11240	N	N	3712 NE 187TH ST
2	402350	0610	6/16/04	\$435,000	2210	0	8	1925	5	17160	N	N	2960 NE 178TH ST
2	928990	0080	8/23/04	\$376,500	2220	840	8	1989	3	9840	N	N	2834 NE 183RD ST
2	402350	0605	1/27/04	\$374,950	2276	0	8	2003	3	13245	N	N	2946 NE 178TH ST
2	401930	0740	7/20/04	\$470,000	2360	0	8	1997	3	20300	N	N	3700 NE 180TH ST
2	401930	1485	6/30/04	\$530,500	2380	660	8	1931	5	14300	N	N	17533 47TH AV NE
2	402350	0191	12/22/04	\$357,950	2380	0	8	1993	3	7215	N	N	2978 NE 182ND ST
2	401930	1072	4/8/04	\$430,500	2560	180	8	1986	3	15000	N	N	4606 NE 178TH ST
2	401930	1265	9/22/04	\$500,000	2710	0	8	1947	5	23460	Y	N	4782 NE 178TH ST
2	401990	0080	5/7/04	\$449,500	2780	0	8	2004	3	11275	N	N	18421 47TH PL NE
2	401930	1070	5/25/04	\$435,000	3310	0	8	1945	4	21992	N	N	4630 NE 178TH ST
2	401930	0540	6/27/03	\$520,000	3570	550	8	1935	5	50965	N	N	18491 BALLINGER WY NE
2	401930	0825	12/13/04	\$520,000	1460	1020	9	1989	3	32710	N	N	3819 NE 182ND ST
2	401990	0115	6/9/04	\$405,000	1850	680	9	1956	4	16125	N	N	18426 47TH PL NE
2	401930	1555	9/24/04	\$459,950	2100	620	9	1922	4	20700	N	N	17548 BALLINGER WY NE
2	401930	0025	12/14/04	\$479,950	2470	0	9	2003	3	20014	N	N	5001 NE 184TH ST
2	401930	1600	11/4/04	\$585,000	3860	1700	9	1993	3	23261	N	N	4610 NE 174TH PL
2	401930	1270	12/31/03	\$860,000	2090	1650	10	1968	5	51400	Y	N	5030 NE 178TH ST
2	401930	0055	10/14/03	\$539,000	2250	1170	10	1979	3	23700	N	N	5221 NE 184TH ST
2	402350	0945	11/14/03	\$458,500	2540	680	10	1972	4	19604	N	N	18420 24TH PL NE
2	115410	0025	8/18/04	\$710,000	2960	1440	10	1946	5	27000	N	N	17410 44TH AV NE
3	402290	1760	8/21/03	\$231,000	980	0	5	1918	5	23925	N	N	19716 35TH AV NE
3	402770	0932	2/23/04	\$219,950	670	190	6	1936	3	12825	N	N	20206 55TH AV NE
3	402770	1065	12/11/03	\$233,500	900	900	6	1992	3	20686	N	N	19615 61ST PL NE
3	402770	1275	11/4/04	\$330,000	1240	0	6	1948	3	41750	N	N	5813 NE 193RD ST
3	402770	0565	9/23/03	\$261,000	1540	0	6	1937	4	16100	N	N	5310 NE 193RD ST
3	402770	1095	7/2/03	\$247,500	740	740	7	1959	5	8411	N	N	6033 NE 201ST LN

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	511600	0120	10/10/03	\$249,950	860	500	7	1983	3	12230	N	N	5830 NE 204TH PL
3	932095	0010	10/7/04	\$255,500	900	0	7	1970	3	6700	N	N	5450 NE 203RD PL
3	932095	0010	4/17/03	\$217,950	900	0	7	1970	3	6700	N	N	5450 NE 203RD PL
3	402770	0906	6/14/04	\$244,900	940	0	7	1975	4	10323	N	N	5646 NE 199TH PL
3	402770	1037	5/14/03	\$215,000	960	0	7	1968	3	11312	N	N	6125 NE 200TH ST
3	402770	0506	2/18/04	\$257,950	990	260	7	1986	3	11867	N	N	19513 55TH AV NE
3	032604	9090	5/20/04	\$305,000	1020	1020	7	1949	4	15490	N	N	19304 37TH AV NE
3	379060	0080	8/12/04	\$307,500	1060	530	7	1976	3	9960	N	N	19749 40TH CT NE
3	381950	0010	9/16/04	\$269,975	1060	1060	7	1959	3	7600	N	N	5852 NE 197TH ST
3	255816	0030	12/15/04	\$229,950	1070	0	7	1970	3	7150	N	N	6115 NE 203RD ST
3	402290	2003	8/31/04	\$301,500	1070	1070	7	1947	4	17400	N	N	19619 40TH PL NE
3	402770	0930	11/22/04	\$290,000	1070	1030	7	1981	3	7347	N	N	5628 NE 202ND ST
3	392880	0051	7/19/03	\$315,000	1080	900	7	1969	4	14110	N	N	5005 NE 197TH ST
3	402770	0535	11/3/04	\$314,000	1090	100	7	1951	3	18700	N	N	19334 53RD AV NE
3	402770	0825	4/15/04	\$250,000	1100	0	7	1941	3	18790	N	N	5626 NE 193RD ST
3	402770	0822	10/28/04	\$273,300	1120	900	7	1964	4	8632	N	N	19427 58TH AV NE
3	402770	0822	7/28/03	\$265,000	1120	900	7	1964	4	8632	N	N	19427 58TH AV NE
3	402770	0917	9/14/04	\$334,900	1120	640	7	1981	3	9396	N	N	5625 NE 200TH PL
3	617990	0130	3/13/04	\$285,000	1120	390	7	1981	3	12938	N	N	5802 NE 198TH PL
3	115563	0120	4/28/04	\$288,000	1140	810	7	1975	3	7740	N	N	3502 NE 192ND PL
3	402770	0505	2/10/04	\$237,500	1140	0	7	1986	3	9860	N	N	19507 55TH AV NE
3	402940	0270	7/23/03	\$249,000	1150	370	7	1964	3	7416	N	N	19500 35TH AV NE
3	812370	0020	2/17/04	\$210,000	1150	0	7	1960	3	9800	N	N	5540 NE 195TH ST
3	346100	0020	8/29/03	\$350,000	1170	650	7	1961	4	20020	N	N	19055 47TH PL NE
3	212200	0040	1/27/04	\$262,000	1180	460	7	1989	3	12250	N	N	19665 40TH PL NE
3	032604	9123	6/5/03	\$259,000	1190	510	7	1984	3	8379	N	N	19348 35TH AV NE
3	402770	1046	10/14/03	\$217,600	1190	0	7	1968	3	11550	N	N	19719 61ST PL NE
3	259320	0010	3/24/03	\$268,500	1200	480	7	1961	4	8310	N	N	3705 NE 192ND ST
3	402290	0288	5/26/04	\$310,450	1220	320	7	1978	3	11250	N	N	4008 NE 197TH ST
3	402770	0809	9/27/04	\$283,950	1220	540	7	1968	3	10002	N	N	19314 58TH PL NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

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3	255810	0200	5/12/04	\$269,900	1240	560	7	1967	4	7290	N	N	6032 NE 202ND ST
3	402770	0975	11/12/03	\$271,400	1240	440	7	1985	3	9214	N	N	20428 61ST AV NE
3	885770	0060	10/22/03	\$294,500	1240	0	7	1965	3	9350	N	N	3755 NE 194TH ST
3	402290	0413	6/20/03	\$325,000	1250	0	7	1966	4	39000	N	N	20407 39TH PL NE
3	255810	0010	6/24/04	\$277,500	1260	300	7	1967	3	7500	N	N	6048 NE 203RD ST
3	255810	0050	10/7/03	\$322,500	1260	720	7	1967	5	7400	N	N	6020 NE 203RD ST
3	259560	0060	2/9/04	\$245,000	1260	0	7	1982	4	12150	N	N	19037 60TH PL NE
3	381950	0030	2/2/04	\$260,000	1260	570	7	1976	3	7600	N	N	5818 NE 197TH ST
3	022604	9048	7/27/04	\$240,000	1270	0	7	1958	4	16203	N	N	19353 61ST AV NE
3	346100	0200	4/21/04	\$285,000	1270	730	7	1964	4	12040	N	N	4904 NE 187TH PL
3	401740	0050	10/9/03	\$255,000	1270	600	7	1960	4	11430	N	N	4212 NE 197TH ST
3	402290	2997	6/15/04	\$312,000	1270	720	7	1961	4	12100	N	N	4030 NE 195TH ST
3	402770	1316	11/4/04	\$277,500	1280	0	7	1977	3	7614	N	N	19029 56TH LN NE
3	032604	9069	3/25/04	\$343,000	1300	1280	7	1959	4	10800	N	N	19227 37TH AV NE
3	402290	2260	10/14/03	\$299,950	1300	1250	7	1961	4	19010	N	N	19053 40TH PL NE
3	402770	0064	4/22/04	\$224,000	1300	0	7	1948	3	13312	N	N	19839 47TH AV NE
3	259330	0060	8/13/04	\$315,000	1310	700	7	1961	3	7800	N	N	19230 38TH PL NE
3	255815	0100	2/23/03	\$238,000	1320	0	7	1968	4	7200	N	N	6118 NE 202ND ST
3	255815	0120	11/18/04	\$274,000	1320	0	7	1968	3	7790	N	N	6102 NE 202ND ST
3	402940	0020	8/27/03	\$305,000	1320	500	7	1962	3	12415	N	N	19516 36TH AV NE
3	511600	0080	3/3/03	\$225,000	1320	0	7	1983	3	7365	N	N	5714 NE 204TH ST
3	511600	0130	7/7/04	\$260,000	1320	0	7	1983	3	10640	N	N	5822 NE 204TH PL
3	511600	0255	2/19/04	\$299,000	1340	930	7	1997	3	9105	N	N	5610 NE 204TH ST
3	019260	0110	6/26/03	\$297,000	1350	820	7	1976	3	8000	N	N	20120 47TH AV NE
3	402770	0548	5/8/03	\$312,995	1350	780	7	1969	4	8440	N	N	19322 53RD AV NE
3	402770	0868	4/23/03	\$271,500	1350	480	7	1967	4	10150	N	N	5705 NE 197TH ST
3	346100	0140	6/3/04	\$340,000	1360	720	7	1961	4	10777	N	N	19125 47TH PL NE
3	402770	0529	8/19/04	\$289,900	1390	0	7	1967	4	11000	N	N	5403 NE 195TH ST
3	570680	0100	9/10/03	\$330,000	1450	500	7	1967	3	13050	N	N	19033 53RD AV NE
3	402770	0630	9/22/03	\$306,000	1470	1450	7	1968	3	20700	N	N	19505 53RD AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	812370	0080	10/21/04	\$287,000	1500	0	7	1966	4	9800	N	N	5533 NE 195TH ST
3	402770	0823	8/10/04	\$250,000	1510	0	7	1964	3	11452	N	N	19405 58TH AV NE
3	402770	0872	6/17/04	\$254,000	1510	0	7	1964	4	11000	N	N	5732 NE 197TH ST
3	255816	0020	8/28/03	\$270,000	1540	0	7	1970	5	7150	N	N	6109 NE 203RD ST
3	402770	0851	6/3/03	\$239,900	1540	0	7	1959	4	9800	N	N	5524 NE 195TH ST
3	032604	9095	6/20/03	\$264,940	1570	0	7	1929	3	14750	N	N	19054 35TH AV NE
3	402770	1297	3/24/04	\$245,000	1570	0	7	1962	3	18590	N	N	5619 NE 193RD ST
3	402770	0909	12/21/04	\$335,000	1590	0	7	1988	3	12500	N	N	5640 NE 199TH PL
3	401740	0030	12/22/03	\$315,600	1600	790	7	1962	4	11429	N	N	4146 NE 197TH ST
3	276370	0020	8/26/03	\$259,900	1700	0	7	1967	3	13534	N	N	4950 NE 193RD ST
3	402770	0589	5/10/04	\$315,000	1860	900	7	1954	3	14875	N	N	19327 53RD AV NE
3	402770	1143	7/20/04	\$307,450	1920	0	7	1963	3	9860	N	N	20427 61ST AV NE
3	255815	0150	7/21/04	\$304,000	1980	0	7	1969	3	7575	N	N	20019 61ST CT NE
3	255815	0220	3/30/04	\$275,500	1980	0	7	1969	3	7927	N	N	6105 NE 202ND ST
3	402770	0804	12/9/04	\$262,000	1980	0	7	1968	3	8500	N	N	19302 59TH PL NE
3	032604	9073	12/17/03	\$399,950	2000	0	7	1960	5	18810	N	N	19213 37TH AV NE
3	402770	0771	4/1/03	\$296,450	2010	0	7	2002	3	4233	N	N	5835 NE 195TH PL
3	402770	0772	3/21/03	\$319,950	2010	0	7	2002	3	5707	N	N	5827 NE 195TH PL
3	402770	0773	4/1/03	\$314,950	2010	0	7	2002	3	5381	N	N	19409 61ST AV NE
3	402290	2442	6/18/04	\$390,000	1210	900	8	1984	3	12567	N	N	18751 40TH PL NE
3	345900	0220	12/13/04	\$412,000	1220	1100	8	1964	4	12000	Y	N	20105 53RD AV NE
3	345900	0220	3/24/03	\$347,000	1220	1100	8	1964	4	12000	Y	N	20105 53RD AV NE
3	402290	3070	8/21/04	\$425,000	1230	1230	8	1961	4	46609	N	N	19216 40TH PL NE
3	276371	0070	5/11/04	\$289,950	1260	580	8	1971	3	9840	N	N	19403 49TH PL NE
3	928900	0050	5/13/03	\$336,500	1260	900	8	1960	4	9950	N	N	19535 38TH AV NE
3	401711	0110	3/26/03	\$299,950	1300	970	8	1977	3	12200	N	N	4608 NE 203RD PL
3	381960	0050	4/16/03	\$282,500	1310	1000	8	1978	3	8150	N	N	19605 61ST AV NE
3	402940	0090	9/16/03	\$300,000	1330	980	8	1975	3	10500	N	N	3710 NE 197TH ST
3	928910	0040	12/16/04	\$305,000	1340	590	8	1965	3	13200	N	N	4051 NE 197TH ST
3	736620	0030	7/14/04	\$349,500	1350	680	8	1978	3	10800	N	N	19217 55TH AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	401711	0380	2/27/04	\$350,000	1380	870	8	1977	3	9620	N	N	4600 NE 203RD CT
3	259740	0100	4/30/04	\$375,000	1390	500	8	1977	4	9600	N	N	20338 42ND AV NE
3	402770	0679	6/22/04	\$399,000	1400	820	8	1976	3	46173	N	N	20223 60TH AV NE
3	570870	0070	6/27/04	\$298,900	1400	1150	8	1966	3	11809	N	N	20409 55TH PL NE
3	402770	0240	5/22/04	\$415,000	1410	700	8	1959	3	19125	Y	N	19870 47TH AV NE
3	402770	0396	5/14/04	\$405,000	1410	1320	8	1998	3	12000	N	N	19825 55TH AV NE
3	662060	0130	12/15/03	\$287,000	1420	710	8	1971	3	11270	N	N	5200 NE 190TH ST
3	928900	0060	1/8/04	\$334,200	1430	990	8	1990	3	9950	N	N	19527 38TH AV NE
3	402290	4913	10/20/03	\$310,000	1440	600	8	1973	4	14080	N	N	18733 45TH CT NE
3	401711	0090	12/15/04	\$330,000	1450	470	8	1977	3	9720	N	N	4622 NE 201ST PL
3	259740	0290	8/4/04	\$401,000	1460	720	8	1977	4	9590	N	N	20316 44TH AV NE
3	379060	0030	7/26/04	\$339,950	1460	1030	8	1976	3	9760	N	N	19742 40TH CT NE
3	401711	0050	6/4/04	\$318,000	1470	920	8	1977	3	14820	N	N	20121 47TH AV NE
3	402290	2830	11/23/04	\$540,000	1470	1200	8	1958	3	15100	Y	N	19545 45TH AV NE
3	401711	0360	6/24/03	\$323,000	1480	650	8	1977	3	11770	N	N	4612 NE 203RD CT
3	928910	0190	6/9/04	\$362,500	1480	1430	8	1976	4	15200	N	N	19610 42ND AV NE
3	440070	0101	5/30/03	\$350,000	1510	850	8	1969	3	12240	Y	N	19201 46TH AV NE
3	402770	0513	4/15/04	\$359,950	1520	960	8	1968	4	8023	N	N	5422 NE 195TH ST
3	401711	0390	4/6/04	\$339,000	1530	690	8	1978	3	9290	N	N	4515 NE 204TH PL
3	402290	2000	3/3/03	\$313,000	1530	1500	8	1969	3	8250	N	N	19607 40TH PL NE
3	345970	0330	7/6/04	\$394,950	1550	1180	8	1979	3	12220	N	N	20216 41ST PL NE
3	402770	1363	9/8/04	\$327,000	1550	0	8	1972	3	10221	N	N	5032 NE 190TH ST
3	380000	0120	8/27/04	\$500,000	1560	1300	8	1968	4	10850	Y	N	4760 NE 203RD ST
3	380000	0120	9/9/03	\$445,000	1560	1300	8	1968	4	10850	Y	N	4760 NE 203RD ST
3	032604	9015	8/4/03	\$365,000	1620	440	8	1985	3	7250	N	N	19003 37TH AV NE
3	402290	1955	5/13/04	\$398,950	1640	920	8	1978	3	37600	N	N	3642 NE 195TH ST
3	401710	0040	3/17/03	\$333,260	1690	480	8	1968	3	9690	N	N	4510 NE 203RD PL
3	345970	0140	3/23/04	\$387,000	1720	530	8	1978	4	8610	N	N	4009 NE 204TH ST
3	402770	0650	2/20/03	\$529,950	1720	1150	8	1960	5	39500	Y	N	19820 47TH AV NE
3	066200	0035	5/22/03	\$320,000	1740	1090	8	1968	3	14940	N	N	5027 NE 197TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	255800	0010	10/19/04	\$372,000	1740	1040	8	1964	4	10000	N	N	6004 NE 204TH ST
3	402290	3192	5/24/04	\$445,000	1740	1140	8	1973	4	34000	N	N	19131 45TH PL NE
3	401700	0090	12/29/04	\$425,000	1760	750	8	1970	4	9850	N	N	20367 45TH AV NE
3	402290	0140	6/23/03	\$306,000	1790	600	8	1968	3	12530	N	N	4115 NE 203RD PL
3	402290	0077	4/20/04	\$375,000	1800	950	8	1978	3	15450	N	N	20208 42ND AV NE
3	402770	1254	4/20/04	\$395,000	1800	420	8	2000	3	25018	Y	N	19203 53RD CT NE
3	440070	0230	4/14/04	\$430,000	1800	1700	8	1968	4	9600	N	N	19414 46TH AV NE
3	345970	0190	7/18/03	\$425,000	1810	640	8	1978	4	20500	N	N	4025 NE 204TH ST
3	259740	0150	3/15/04	\$395,000	1820	620	8	1977	4	10150	N	N	4212 NE 203RD ST
3	032604	9113	6/23/04	\$283,500	1830	0	8	1975	3	9730	N	N	3512 NE 189TH PL
3	073200	0200	4/24/03	\$349,000	1850	800	8	1966	4	9070	N	N	4001 NE 186TH ST
3	402290	2083	6/11/03	\$415,000	1860	610	8	1964	3	16800	N	N	19528 38TH AV NE
3	402770	1097	9/8/04	\$345,100	1870	0	8	1998	3	5717	N	N	6045 NE 201ST LN
3	022604	9063	10/29/04	\$300,000	1910	0	8	1977	3	14460	N	N	6006 NE 193RD ST
3	032604	9075	3/26/03	\$429,000	1910	0	8	1961	4	16660	N	N	19209 37TH AV NE
3	401711	0460	12/9/03	\$389,500	1940	520	8	1978	4	11840	N	N	4518 NE 204TH PL
3	402290	2733	3/17/03	\$378,346	1950	580	8	2002	3	11325	N	N	4023 196TH CT NE
3	570680	0020	3/1/04	\$409,000	1950	450	8	1963	3	10350	N	N	19012 53RD AV NE
3	402770	0785	11/17/03	\$384,950	1970	640	8	2003	3	14851	N	N	19523 61ST AV NE
3	401760	0080	5/14/04	\$333,000	1980	0	8	1967	3	10720	N	N	4005 NE 195TH PL
3	402770	0592	6/3/03	\$280,000	1980	0	8	1984	3	13068	N	N	5231 NE 193RD PL
3	345970	0030	3/23/04	\$423,000	2020	820	8	1978	4	7700	N	N	4042 NE 204TH ST
3	932340	0040	9/15/03	\$365,500	2020	800	8	1975	3	18900	N	N	4028 NE 185TH ST
3	259740	0260	12/18/03	\$378,900	2040	570	8	1978	4	9720	N	N	4420 NE 203RD PL
3	440070	0320	7/23/04	\$406,000	2060	650	8	1968	3	15720	N	N	19006 46TH AV NE
3	402290	5012	6/28/04	\$542,000	2070	1130	8	1976	4	26200	N	N	18944 40TH PL NE
3	259740	0110	8/20/03	\$367,450	2090	0	8	1976	4	9600	N	N	20330 42ND AV NE
3	402290	2728	5/9/03	\$395,000	2090	0	8	1993	3	11650	N	N	4022 NE 196TH ST
3	401760	0050	3/9/04	\$312,500	2180	0	8	1975	3	14200	N	N	4025 NE 195TH PL
3	932340	0060	10/25/04	\$487,500	2180	1780	8	1974	4	12550	N	N	18503 43RD AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	402290	2505	1/14/04	\$359,500	2220	0	8	1987	3	9800	N	N	3945 NE 186TH ST
3	402290	2515	10/21/04	\$435,000	2230	0	8	1988	3	9570	N	N	3942 NE 186TH ST
3	402770	0790	4/13/03	\$327,450	2250	0	8	2002	3	5565	N	N	19411 61ST AV NE
3	401711	0140	10/17/03	\$375,000	2310	0	8	1978	4	8480	N	N	4615 NE 203RD CT
3	402770	0476	10/3/03	\$430,000	2340	660	8	1997	3	10700	N	N	5416 NE 196TH ST
3	402770	0038	5/5/04	\$370,000	2350	0	8	1992	3	11550	N	N	4653 NE 201ST PL
3	440090	0090	9/2/03	\$395,000	2380	720	8	1969	3	10900	N	N	4629 NE 194TH ST
3	402770	0651	1/12/04	\$395,000	2410	0	8	1986	3	32700	Y	N	19824 47TH AV NE
3	402290	2523	5/28/03	\$450,000	2420	0	8	2002	3	9739	N	N	18521 40TH PL NE
3	402770	0779	12/22/03	\$383,500	2420	0	8	2003	3	6000	N	N	19527 61ST AV NE
3	402290	2717	7/23/04	\$356,000	2500	0	8	1997	3	28953	N	N	19616 40TH PL NE
3	662060	0010	7/15/04	\$428,000	2530	730	8	1967	4	12470	N	N	4945 NE 193RD ST
3	662060	0010	5/17/04	\$420,000	2530	730	8	1967	4	12470	N	N	4945 NE 193RD ST
3	402770	0456	7/20/03	\$425,000	2610	0	8	1998	3	8031	N	N	5408 NE 197TH ST
3	259740	0280	3/7/03	\$284,000	2730	0	8	1977	3	10520	N	N	4411 NE 203RD PL
3	402290	2180	4/20/04	\$596,000	3070	0	8	1998	3	33800	N	N	19247 40TH PL NE
3	402770	1326	1/23/03	\$323,500	1530	850	9	1979	3	17199	N	N	5504 NE 190TH ST
3	401711	0010	12/10/03	\$350,000	1710	0	9	1978	3	51836	N	N	4710 NE 204TH ST
3	440070	0410	7/29/04	\$449,950	1710	750	9	1972	3	17543	N	N	18757 47TH AV NE
3	440070	0410	1/15/03	\$401,000	1710	750	9	1972	3	17543	N	N	18757 47TH AV NE
3	440090	0080	11/22/04	\$432,000	1720	1300	9	1978	4	10300	N	N	4619 NE 194TH ST
3	812860	0110	7/18/03	\$550,000	2040	1260	9	1990	3	14880	N	N	19541 44TH AV NE
3	019260	0020	2/4/03	\$443,000	2180	1310	9	1976	3	10300	Y	N	20112 51ST AV NE
3	402770	0620	4/15/03	\$460,000	2210	0	9	1967	4	14160	Y	N	19530 47TH AV NE
3	402770	0006	6/19/03	\$410,950	2330	340	9	2002	3	20894	N	N	4511 NE 201ST PL
3	032604	9070	9/29/04	\$569,000	2410	0	9	1999	3	15500	N	N	18809 37TH AV NE
3	812860	0050	6/23/03	\$430,000	2460	700	9	1983	3	22520	Y	N	19554 44TH AV NE
3	402770	0003	4/3/03	\$403,000	2530	100	9	2002	3	29268	N	N	4505 NE 201ST ST
3	342510	0040	10/6/04	\$535,900	2770	0	10	1990	3	17800	Y	N	19741 53RD AV NE
3	402290	1960	11/15/04	\$703,500	2970	1490	10	1994	3	29469	N	N	3701 NE 197TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	812860	0060	9/8/04	\$632,000	3680	0	10	1995	3	14930	Y	N	19560 44TH AV NE
4	618170	0280	5/20/03	\$209,950	590	580	7	1985	3	7379	N	N	6453 NE 182ND ST
4	381870	0172	10/15/04	\$228,000	850	700	7	1945	4	8000	N	N	18502 61ST AV NE
4	618170	0195	11/19/03	\$330,000	1040	120	7	1953	3	6958	Y	N	6269 NE 182ND ST
4	381710	0010	7/9/04	\$285,000	1090	1090	7	1955	3	8125	N	N	18735 61ST PL NE
4	381710	0010	2/24/03	\$231,200	1090	1090	7	1955	3	8125	N	N	18735 61ST PL NE
4	402290	6283	12/18/03	\$285,500	1110	0	7	1959	4	9324	N	N	18725 53RD AV NE
4	883190	0090	8/12/03	\$232,950	1120	620	7	1965	3	7896	N	N	18431 61ST AV NE
4	617893	0020	12/15/03	\$278,500	1220	1220	7	1979	4	11326	Y	N	18504 66TH AV NE
4	402290	6142	12/22/04	\$300,000	1250	0	7	1949	4	20624	N	N	5020 NE 187TH ST
4	112604	9108	6/25/04	\$309,500	1260	830	7	1954	4	26957	N	N	18419 62ND AV NE
4	259700	0046	11/3/04	\$270,000	1280	0	7	1958	4	8748	N	N	18804 51ST AV NE
4	259700	0040	7/27/04	\$265,000	1300	0	7	1958	4	8748	N	N	18812 51ST AV NE
4	670810	0005	3/1/04	\$289,000	1310	1310	7	1955	5	7771	N	N	6635 NE 191ST ST
4	112604	9099	6/5/03	\$298,900	1320	1020	7	1955	3	26575	N	N	18417 61ST PL NE
4	670820	0040	9/22/04	\$306,000	1320	820	7	1968	3	13000	N	N	19155 66TH PL NE
4	414090	0335	1/21/03	\$230,000	1330	0	7	1968	3	9440	N	N	18830 57TH AV NE
4	670820	0100	6/18/04	\$350,000	1430	1430	7	1962	3	17710	N	N	19420 66TH PL NE
4	381710	0030	6/5/03	\$231,237	1520	0	7	1955	3	13770	N	N	6108 NE 188TH PL
4	381630	0105	8/25/04	\$310,000	1560	500	7	1979	4	10125	N	N	6175 NE 187TH PL
4	112604	9104	8/18/03	\$307,000	1580	0	7	1956	3	12136	Y	N	6118 NE 182ND ST
4	259700	0075	9/7/04	\$264,000	1600	0	7	1958	3	9081	N	N	18835 52ND AV NE
4	883350	0010	3/26/03	\$322,500	1640	1480	7	1975	3	11157	N	N	19004 65TH AV NE
4	414050	0180	7/21/04	\$410,000	1660	500	7	1958	4	17240	N	N	18709 58TH AV NE
4	670820	0340	8/24/04	\$329,500	1700	0	7	1967	4	16000	N	N	19130 66TH PL NE
4	381870	0008	5/23/03	\$255,000	1710	0	7	1961	3	14565	N	N	6109 NE 190TH ST
4	670820	0090	7/22/04	\$341,000	1710	650	7	1976	4	14520	N	N	19425 66TH PL NE
4	381870	0192	4/8/04	\$290,000	1760	0	7	1955	4	9492	N	N	6117 NE 187TH ST
4	414050	0045	5/18/04	\$252,500	1770	0	7	1956	3	11160	N	N	18558 60TH AV NE
4	618170	0625	4/10/03	\$487,000	1960	1030	7	1948	4	12970	Y	N	6242 NE 182ND ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	402290	6187	4/9/04	\$335,000	2170	0	7	1996	3	9000	N	N	5103 NE 188TH ST
4	414090	0360	4/2/04	\$339,950	1040	940	8	1963	3	12250	N	N	18800 57TH AV NE
4	259700	0130	2/18/03	\$325,000	1260	670	8	1964	3	10929	N	N	18821 53RD AV NE
4	039710	0040	2/21/03	\$299,950	1340	1150	8	1976	4	8935	N	N	6431 NE 190TH ST
4	617870	0146	4/29/03	\$353,000	1340	1340	8	1956	3	18750	N	N	18724 63RD AV NE
4	039710	0130	7/21/04	\$335,000	1350	830	8	1971	4	8806	N	N	18718 64TH AV NE
4	617893	0330	6/28/04	\$345,000	1380	1250	8	1979	3	8294	N	N	6527 NE 188TH ST
4	617893	0330	3/24/03	\$320,000	1380	1250	8	1979	3	8294	N	N	6527 NE 188TH ST
4	039700	0210	5/11/04	\$390,000	1400	780	8	1976	4	14530	Y	N	18511 64TH PL NE
4	381550	0040	6/17/04	\$322,000	1410	910	8	1959	3	9900	N	N	6428 NE 184TH ST
4	381550	0140	4/21/03	\$269,000	1410	0	8	1960	4	12955	Y	N	18227 66TH AV NE
4	883290	0375	4/8/03	\$400,000	1430	1300	8	1960	3	13999	Y	N	18414 57TH AV NE
4	381550	0005	10/5/04	\$334,500	1440	940	8	1960	4	10692	N	N	18407 66TH AV NE
4	039700	0080	4/29/04	\$369,000	1450	930	8	1976	4	8325	Y	N	6503 NE 188TH ST
4	617893	0230	6/15/04	\$277,000	1480	380	8	1979	3	9624	N	N	18841 66TH AV NE
4	381670	0110	8/26/03	\$255,000	1490	150	8	1955	3	9525	N	N	6170 NE 187TH PL
4	381550	0030	12/23/03	\$310,000	1500	770	8	1959	4	9630	N	N	6448 NE 184TH ST
4	414090	0245	7/9/04	\$317,000	1510	1040	8	1968	3	10300	Y	N	18737 56TH AV NE
4	381550	0085	3/25/04	\$385,000	1550	1550	8	1959	3	18640	N	N	6409 NE 183RD ST
4	618170	0570	12/17/03	\$315,000	1550	170	8	1988	3	9878	Y	N	6428 NE 182ND ST
4	883351	0100	9/17/03	\$340,000	1590	1510	8	1977	3	10355	N	N	19416 65TH PL NE
4	883290	0050	3/2/04	\$405,000	1600	730	8	1958	4	11775	Y	N	5801 NE 180TH ST
4	381550	0075	8/2/04	\$319,000	1620	0	8	1959	3	10469	N	N	6434 NE 183RD ST
4	381670	0065	12/2/04	\$350,000	1630	1250	8	1961	3	14520	Y	N	18773 KENLAKE PL NE
4	381550	0105	8/15/03	\$340,000	1650	1400	8	1959	3	16946	N	N	6455 NE 183RD ST
4	670820	0020	6/4/03	\$296,000	1720	0	8	1967	4	13665	N	N	19131 66TH PL NE
4	414090	0186	5/14/03	\$417,500	1740	1740	8	1962	3	11080	N	N	5530 NE 187TH ST
4	414090	0060	9/1/04	\$408,500	1750	1180	8	1967	3	9615	Y	N	18521 55TH AV NE
4	414090	0075	4/14/03	\$365,000	1760	1500	8	1961	4	12250	Y	N	18516 55TH AV NE
4	883290	0685	11/29/04	\$365,000	1760	0	8	1954	4	12807	N	N	18415 60TH AV NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	414009	0340	9/2/04	\$399,950	1780	930	8	1977	3	9660	N	N	6150 NE 192ND ST
4	883290	0735	3/4/04	\$365,000	1790	0	8	1957	4	11018	Y	N	18112 60TH AV NE
4	883351	0090	5/26/04	\$335,000	1810	950	8	1977	3	10064	N	N	19410 65TH PL NE
4	414090	0315	8/22/03	\$289,950	1820	210	8	1977	3	10000	N	N	18813 57TH AV NE
4	883290	0525	6/9/04	\$445,000	1840	920	8	1958	4	12075	Y	N	18036 57TH AV NE
4	883140	0030	6/2/03	\$330,000	1870	1450	8	1972	4	14812	N	N	18174 60TH PL NE
4	618170	0500	11/17/03	\$390,000	1880	1250	8	1993	3	7422	N	N	18204 64TH AV NE
4	617870	0105	9/30/04	\$289,910	1910	0	8	1960	3	24750	N	N	18725 63RD AV NE
4	617870	0045	5/20/04	\$571,758	1980	1200	8	2004	3	8501	Y	N	6258 NE 184TH ST
4	617870	0047	6/2/04	\$544,392	1980	1200	8	2004	3	7217	N	N	6260 NE 184TH ST
4	670820	0280	7/23/03	\$337,500	2160	0	8	1963	3	12664	N	N	19331 67TH AV NE
4	689182	0200	1/13/03	\$465,000	2190	1470	8	1985	4	13053	N	N	6212 NE 193RD ST
4	414009	0110	8/22/03	\$320,000	2200	0	8	1975	4	6900	N	N	19216 KENLAKE PL NE
4	402290	7730	12/28/04	\$452,990	2260	1330	8	2004	3	7900	Y	N	18742 53RD AV NE
4	883351	0340	7/12/04	\$425,000	2260	1130	8	1994	3	12018	Y	N	19309 65TH PL NE
4	414009	0030	4/23/04	\$415,000	2270	1610	8	1978	4	8232	N	N	19014 KENLAKE PL NE
4	617893	0350	1/17/03	\$285,000	2290	0	8	1979	3	9601	N	N	18713 66TH AV NE
4	670810	0006	4/12/04	\$374,850	2300	300	8	2003	3	4792	N	N	6639 NE 190TH ST
4	883351	0030	4/12/04	\$378,500	2320	1080	8	1977	3	8258	Y	N	19302 65TH PL NE
4	381870	0123	12/21/04	\$345,000	2360	0	8	2003	3	5737	N	N	18520 61ST PL NE
4	689182	0070	10/27/03	\$395,000	2410	0	8	1985	4	9770	N	N	6229 NE 191ST ST
4	414009	0060	10/6/03	\$320,000	3320	0	8	1977	3	6900	N	N	19112 KENLAKE PL NE
4	883290	0240	3/10/04	\$430,500	3610	410	8	1960	3	13505	Y	N	18305 57TH AV NE
4	617870	0085	9/11/03	\$525,000	1460	1150	9	1951	3	24750	Y	N	6233 NE 187TH ST
4	883351	0260	12/1/03	\$368,000	1690	1040	9	1977	3	13705	Y	N	19322 65TH AV NE
4	883290	0505	11/6/03	\$475,000	1810	1400	9	1964	4	12750	Y	N	18020 57TH AV NE
4	883351	0250	3/25/04	\$415,000	1830	1100	9	1977	3	15316	Y	N	19316 65TH AV NE
4	883351	0230	3/5/03	\$480,000	2150	1910	9	1977	3	9734	Y	N	19304 65TH AV NE
4	883290	0060	11/1/04	\$525,000	2240	1860	9	1978	3	12377	Y	N	5727 NE 180TH ST
4	039710	0230	5/20/03	\$415,000	2370	340	9	1988	3	13390	N	N	18531 64TH PL NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	039710	0220	11/9/04	\$487,000	2480	1520	9	1964	4	10330	N	N	18535 64TH PL NE
4	883290	0275	7/26/04	\$494,950	2550	780	9	2000	3	17973	N	N	5605 NE 184TH ST
4	112604	9032	11/4/03	\$464,950	2590	0	9	1989	3	13652	Y	N	6113 NE 182ND ST
4	381670	0060	3/10/04	\$565,000	2630	900	9	2002	3	13520	Y	N	18779 KENLAKE PL NE
4	381670	0050	8/21/03	\$605,000	2660	1480	9	1967	5	13028	Y	N	18744 KENLAKE PL NE
4	689182	0170	5/21/03	\$445,000	2970	0	9	1986	4	10651	N	N	6235 NE 193RD ST
4	689180	0410	6/2/04	\$439,000	2980	0	9	1990	3	9712	N	N	6189 NE 194TH PL
4	689182	0150	7/23/03	\$447,500	2990	0	9	1990	4	9627	N	N	6219 NE 193RD ST
4	689180	0470	3/11/03	\$439,000	3000	0	9	1990	3	9822	N	N	6234 NE 193RD CT
4	883290	0190	4/14/04	\$535,000	3720	650	9	1990	3	12821	Y	N	5536 NE 182ND ST

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	115550	0110	3/1/04	210000	Bankruptcy - Receiver Or Trustee
1	115561	0100	5/23/03	50000	Related Party, Friend, Or Neighbor
1	138830	0025	11/4/04	355450	Relocation - Sale By Service;
1	255590	0360	5/29/03	177803	Exempt From Excise Tax
1	255590	0360	8/7/03	197000	Imp. Characteristics Changed Since Sale
1	259176	0060	12/30/04	445000	Diagnostic Outlier
1	263690	0091	10/15/03	20700	Partial Interest (103, 102, Etc.)
1	263690	0168	9/10/03	236900	Unfinished Area
1	263690	0280	3/1/04	305000	Relocation - Sale By Service;
1	267230	0140	7/28/04	281000	Bankruptcy - Receiver Or Trustee
1	378270	0090	5/3/04	75000	No Market Exposure
1	378270	0160	6/20/03	215000	Imp. Characteristics Changed Since Sale
1	397170	1730	7/28/04	155000	Related Party, Friend, Or Neighbor
1	397170	1975	10/26/04	171000	Imp. Characteristics Changed Since Sale
1	397290	0020	4/3/03	272000	Related Party, Friend, Or Neighbor
1	397290	0185	5/7/03	183000	Imp. Characteristics Changed Since Sale
1	397290	0274	8/19/04	180000	Imp. Characteristics Changed Since Sale
1	397290	0274	8/20/04	77510	Imp. Characteristics Changed Since Sale
1	397290	0274	12/23/04	301000	Diagnostic Outlier
1	397290	0431	2/9/03	179401	Imp. Characteristics Changed Since Sale
1	397290	0608	5/2/03	42684	Partial Interest (103, 102, Etc.)
1	397290	0650	8/30/04	399950	Diagnostic Outlier
1	402290	0494	3/23/04	208000	Imp. Characteristics Changed Since Sale
1	402290	1471	11/18/03	275000	Diagnostic Outlier
1	402290	1532	3/3/04	7500	Quit Claim Deed
1	402410	1475	7/14/03	254950	Diagnostic Outlier
1	402410	1605	3/10/03	285000	Relocation - Sale By Service;
1	402410	1605	3/10/03	285000	Relocation - Sale To Service
1	402410	1942	5/1/03	250000	Related Party, Friend, Or Neighbor
1	418190	0005	12/30/03	178850	Builder Or Developer Sales
1	418190	0049	7/30/03	171000	Bankruptcy - Receiver Or Trustee
1	615290	0124	4/8/04	169500	Related Party, Friend, Or Neighbor
1	615290	0305	5/28/03	232123	Partial Interest (103, 102, Etc.)
1	615290	0310	4/23/04	191000	Related Party, Friend, Or Neighbor
1	615290	0421	9/12/03	114000	Quit Claim Deed
1	615290	0421	10/14/03	113325	Partial Interest (103, 102, Etc.)
1	675270	0020	3/6/03	218000	Diagnostic Outlier
1	715370	0040	6/18/04	180000	Related Party, Friend, Or Neighbor
1	866520	0010	7/1/03	218800	Diagnostic Outlier
1	866520	0010	4/21/03	218000	No Market Exposure

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	866590	0040	1/31/03	420000	Diagnostic Outlier
1	866590	0316	11/17/03	235900	Forced Sale
1	951300	0040	9/16/04	120000	No Market Exposure
2	032604	9055	12/1/04	63785	Quit Claim Deed
2	032604	9060	7/27/04	180000	Tear Down; No Market Exposure
2	032604	9087	6/18/03	200000	No Market Exposure
2	115410	0155	3/15/04	240000	Related Party, Friend, Or Neighbor
2	115410	0310	4/9/03	179000	No Market Exposure
2	401930	0051	12/9/04	207000	Related Party, Friend, Or Neighbor
2	401930	0395	3/14/03	275000	Imp. Characteristics Changed Since Sale
2	401930	0473	7/9/04	320000	Related Party, Friend, Or Neighbor
2	401930	0520	3/5/04	250000	No Market Exposure
2	401930	0836	10/24/03	250000	% Complete
2	401930	0970	10/29/03	440000	Imp Count
2	401930	0990	4/22/03	483000	Imp Count
2	401930	1070	5/25/04	435000	Unfinished Area
2	401930	1170	6/16/03	780000	Imp Count
2	402110	0050	7/27/04	270000	No Market Exposure
2	402290	6393	7/29/03	310000	Estate Administrator, Guardian, Or Executor
2	402350	0505	1/22/03	130000	Imp. Characteristics Changed Since Sale
2	402350	0656	3/6/03	265000	No Market Exposure
2	402350	0820	37774	290000	Tear Down
3	022604	9043	5/5/04	225000	Segregation And/Or Merger
3	073200	0030	9/25/03	22089	Partial Interest (103, 102, Etc.)
3	073200	0060	11/10/03	322700	Related Party, Friend, Or Neighbor
3	073200	0100	5/5/03	110238	Partial Interest (103, 102, Etc.)
3	255800	0060	7/28/04	76152	Related Party, Friend, Or Neighbor
3	255800	0080	7/28/04	69382	Quit Claim Deed
3	255800	0110	4/14/03	50000	Quit Claim Deed
3	255810	0040	5/16/03	152756	Related Party, Friend, Or Neighbor
3	259320	0170	12/26/03	240000	Imp. Characteristics Changed Since Sale
3	259320	0170	5/19/04	360000	Related Party, Friend, Or Neighbor
3	345900	0220	2/4/04	175523	Partial Interest (103, 102, Etc.)
3	379060	0060	2/11/03	239200	Non-Representative Sale
3	380000	0150	5/28/03	370000	Imp. Characteristics Changed Since Sale
3	401760	0050	3/9/04	312500	Unfinished Area
3	402290	0448	1/27/04	200000	No Market Exposure
3	402290	2515	10/21/04	435000	Relocation - Sale To Service
3	402290	2710	9/26/03	300000	Non-Representative Sale
3	402290	2717	6/17/03	215000	Quit Claim Deed
3	402290	2900	1/22/03	306000	Forced Sale
3	402290	3080	8/5/03	78000	Imp. Characteristics Changed Since Sale
3	402290	5150	6/23/03	170000	Questionable Per Appraisal
3	402770	0035	8/2/04	200000	No Market Exposure

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 4**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	402770	0039	2/7/03	232500	Imp. Characteristics Changed Since Sale
3	402770	0396	5/14/04	405000	Relocation - Sale By Service;
3	402770	0525	1/9/04	150000	No Market Exposure
3	402770	0529	8/19/04	289900	Relocation - Sale To Service
3	402770	0630	9/10/04	251000	Related Party, Friend, Or Neighbor
3	402770	0779	8/28/03	330000	Presale
3	402770	0885	8/27/03	2000	Quit Claim Deed
3	402770	0975	4/21/03	260000	Segregation And/Or Merger
3	402770	1142	11/16/04	175000	No Market Exposure
3	440070	0085	5/23/03	340000	Imp. Characteristics Changed Since Sale
3	570680	0100	9/10/03	330000	Relocation - Sale By Service;
3	928900	0040	8/29/03	134464	Related Party, Friend, Or Neighbor
4	112604	9024	4/22/03	10000	Quit Claim Deed
4	112604	9088	8/4/04	225000	Related Party, Friend, Or Neighbor
4	381550	0165	2/27/03	240000	Forced Sale
4	381670	0015	2/12/03	250000	No Market Exposure
4	381870	0016	12/23/03	176151	Non-Representative Sale
4	386240	0020	1/8/04	123886	Partial Interest (103, 102, Etc.)
4	402290	6142	11/26/03	234000	Imp. Characteristics Changed Since Sale
4	402290	6270	10/26/03	210000	No Market Exposure
4	402290	6283	7/9/03	200000	Imp. Characteristics Changed Since Sale
4	402290	6350	1/13/03	379950	Imp. Characteristics Changed Since Sale
4	402290	7730	9/25/03	250000	Imp. Characteristics Changed Since Sale
4	414090	0140	4/9/03	270000	Related Party, Friend, Or Neighbor
4	414090	0260	2/25/04	368000	Related Party, Friend, Or Neighbor
4	617870	0140	7/11/03	235000	No Market Exposure
4	617870	0165	10/9/03	380000	Imp. Characteristics Changed Since Sale
4	618170	0280	5/20/03	209950	Relocation - Sale By Service;
4	670820	0090	7/22/03	250000	Imp. Characteristics Changed Since Sale
4	883190	0080	7/23/04	78580	Partial Interest (103, 102, Etc.)
4	883290	0570	6/11/03	392000	Related Party, Friend, Or Neighbor
4	883290	0685	3/31/04	235000	No Market Exposure
4	883290	0800	4/22/03	295043	Quit Claim Deed

## **Model Validation**

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the Total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.0%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2004 and 2005 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of +8.4%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

### ***Area 4 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 0.990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	1	1.061	0.996	-6.1%	na	na
6	33	0.942	0.999	6.0%	0.963	1.034
7	236	0.892	0.997	11.8%	0.985	1.009
8	202	0.887	0.983	10.8%	0.969	0.997
9	37	0.905	0.993	9.6%	0.959	1.026
10	7	0.849	0.992	16.8%	0.923	1.062
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1950	64	0.861	0.967	12.3%	0.944	0.990
1951-1960	107	0.894	1.003	12.3%	0.983	1.023
1961-1970	111	0.867	0.983	13.4%	0.967	0.999
1971-1980	115	0.902	1.002	11.1%	0.984	1.019
1981-1990	62	0.933	0.996	6.7%	0.972	1.020
1991-2000	32	0.900	0.961	6.8%	0.922	0.999
>2000	25	0.909	1.005	10.5%	0.961	1.049
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	316	0.916	0.995	8.6%	0.985	1.005
Good	175	0.866	0.987	13.9%	0.972	1.003
Very Good	25	0.807	0.966	19.6%	0.929	1.002
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	384	0.891	0.991	11.1%	0.981	1.000
1.5	23	0.837	0.964	15.2%	0.914	1.013
2	107	0.903	0.993	10.0%	0.975	1.012
2.5	2	1.036	1.061	2.4%	0.784	1.338
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	9	0.960	1.029	7.2%	0.959	1.099
801-1000	34	0.897	0.971	8.2%	0.941	1.002
1001-1500	224	0.882	0.993	12.6%	0.981	1.005
1501-2000	141	0.889	0.989	11.2%	0.972	1.006
2001-2500	73	0.901	0.992	10.1%	0.968	1.015
2501-3000	25	0.901	0.980	8.8%	0.942	1.019
3001-4000	10	0.966	1.009	4.5%	0.916	1.102

## ***Area 4 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 0.990.

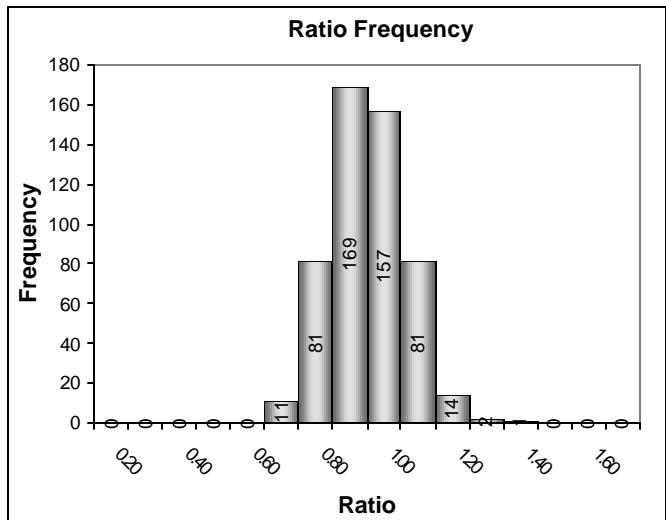
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Y	56	0.853	0.976	14.4%	0.951	1.000
N	460	0.899	0.993	10.4%	0.984	1.002
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	152	0.897	0.993	10.7%	0.977	1.009
2	78	0.891	0.985	10.5%	0.964	1.006
3	187	0.888	0.992	11.8%	0.978	1.006
4	99	0.897	0.989	10.3%	0.971	1.007
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
4000-5000	5	0.840	0.959	14.3%	0.838	1.080
5001-8000	100	0.891	0.981	10.1%	0.964	0.999
8001-12000	217	0.899	0.999	11.2%	0.987	1.011
12001-16000	92	0.897	0.988	10.1%	0.968	1.008
16001-20000	42	0.864	0.969	12.2%	0.936	1.003
20001-30000	36	0.913	1.027	12.5%	0.990	1.065
30001-2AC	24	0.862	0.953	10.6%	0.907	0.999
Other Variables	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Neighborhood 1	60	0.906	1.000	10.3%	0.974	1.025
Split Entry	263	0.884	0.989	11.9%	0.978	1.000
Daylight Bsmt	250	0.877	0.989	12.7%	0.977	1.000

## 2004 Improved Parcel Ratio Analysis

<b>District/Team:</b> NW / Team 2	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 5/19/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> 4	<b>Appr ID:</b> tkru	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 516 <b>Mean Assessed Value</b> 298,100 <b>Mean Sales Price</b> 334,000 <b>Standard Deviation AV</b> 77,674 <b>Standard Deviation SP</b> 93,706			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.903 <b>Median Ratio</b> 0.900 <b>Weighted Mean Ratio</b> 0.893			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.622 <b>Highest ratio:</b> 1.343 <b>Coefficient of Dispersion</b> 9.64% <b>Standard Deviation</b> 0.108 <b>Coefficient of Variation</b> 11.99% <b>Price Related Differential (PRD)</b> 1.012			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.888 Upper limit 0.909 <b>95% Confidence: Mean</b> Lower limit 0.893 Upper limit 0.912			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 4849 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.108 <b>Recommended minimum:</b> 19 <b>Actual sample size:</b> 516 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 265 # ratios above mean: 251 Z: 0.616 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			

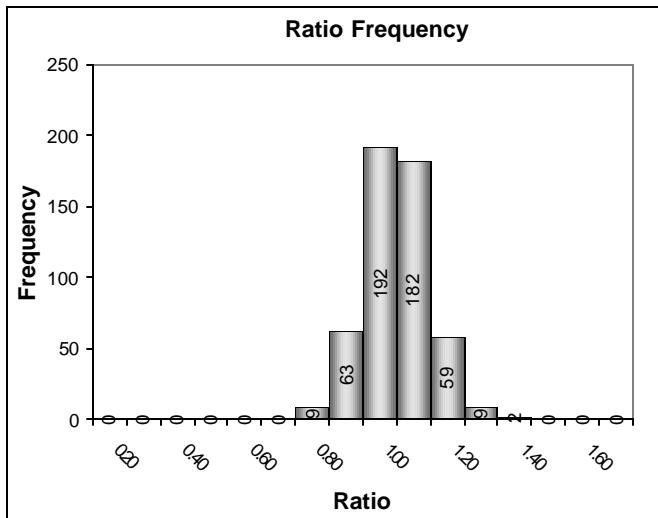


### COMMENTS:

1 to 3 Unit Residences throughout area 4

## 2005 Improved Parcel Ratio Analysis

<b>District/Team:</b> NW / Team 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 5/19/2005	<b>Sales Dates:</b> 1/2003 - 12/2004								
<b>Area</b> 4	<b>Appr ID:</b> tkru	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No								
<b>SAMPLE STATISTICS</b>											
<p><b>Sample size (n)</b> 516</p> <p><b>Mean Assessed Value</b> 330,800</p> <p><b>Mean Sales Price</b> 334,000</p> <p><b>Standard Deviation AV</b> 84,704</p> <p><b>Standard Deviation SP</b> 93,706</p>											
<b>ASSESSMENT LEVEL</b>											
<p><b>Arithmetic Mean Ratio</b> 1.001</p> <p><b>Median Ratio</b> 0.997</p> <p><b>Weighted Mean Ratio</b> 0.990</p>											
<b>UNIFORMITY</b>											
<p><b>Lowest ratio</b> 0.742</p> <p><b>Highest ratio:</b> 1.327</p> <p><b>Coefficient of Dispersion</b> 7.54%</p> <p><b>Standard Deviation</b> 0.096</p> <p><b>Coefficient of Variation</b> 9.63%</p> <p><b>Price Related Differential (PRD)</b> 1.011</p>											
<b>RELIABILITY</b>											
<p><b>95% Confidence: Median</b></p> <table> <tr> <td><i>Lower limit</i></td> <td>0.991</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.009</td> </tr> </table> <p><b>95% Confidence: Mean</b></p> <table> <tr> <td><i>Lower limit</i></td> <td>0.993</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.009</td> </tr> </table>				<i>Lower limit</i>	0.991	<i>Upper limit</i>	1.009	<i>Lower limit</i>	0.993	<i>Upper limit</i>	1.009
<i>Lower limit</i>	0.991										
<i>Upper limit</i>	1.009										
<i>Lower limit</i>	0.993										
<i>Upper limit</i>	1.009										
<b>SAMPLE SIZE EVALUATION</b>											
<p><b>N (population size)</b> 4849</p> <p><b>B (acceptable error - in decimal)</b> 0.05</p> <p><b>S (estimated from this sample)</b> 0.096</p> <p><b>Recommended minimum:</b> 15</p> <p><b>Actual sample size:</b> 516</p> <p><b>Conclusion:</b> OK</p>											
<b>NORMALITY</b>											
<p><b>Binomial Test</b></p> <table> <tr> <td># ratios below mean:</td> <td>265</td> </tr> <tr> <td># ratios above mean:</td> <td>251</td> </tr> </table> <p><b>Z:</b> 0.616</p> <p><b>Conclusion:</b> Normal*</p> <p><b>*i.e. no evidence of non-normality</b></p>				# ratios below mean:	265	# ratios above mean:	251				
# ratios below mean:	265										
# ratios above mean:	251										



**COMMENTS:**

1 to 3 Unit Residences throughout area 4

Both assessment level and uniformity have been improved by application of the recommended values.